

## Wescliffe HOA Board meeting minutes

Wednesday, December 9, 2021; Convened at 6:55 at Morgans; all members present.

1 October 20 board meeting minutes were amended to include safety signage at the 1 entrance and unanimously approved.

### 2 Finance and budget update

2021 budget – Chuck presented a YTD recap. With the year almost over the expenditures of \$14,512 are within revenues of \$14,570, but revenues include 4 dues payments from prior years (\$940).

2022 budget – Costs have been increasing even with prudent management. Care and maintenance of the entrances and greenbelt are the largest expenses; we need to increase the commitment to the greenbelt. A reasonable budget to accomplish this and sustain the HOA is estimated at \$14,750. To support that budget level requires a dues increase from \$235/yr to \$250/yr, a 6.4% increase. The board unanimously approved the budget level of \$14,750 and annual dues of \$250. Note: the dues increase essentially fills the gap of one-time past due collections. The dues have not been increased since 2017.

3 ACC report – Joel presented an extensive written report on ACC activities. Greenbelt: Arborist Robert Sweet has planted 60 willow trees, however until dense blackberries are removed the health of those areas cannot be improved. Sweet encourages removal and has indicated further tree cutting in the greenbelt is contingent on blackberry removal. Abutting neighbors and the HOA are encouraged to get these removed. Work parties (Oct 23<sup>rd</sup>, Nov. 20<sup>th</sup> and scheduled for Dec 18) have been cleaning up along Wescliffe 2. In addition, 2 days of cutting of dangerous trees near Wescliffe 2 has also occurred. Greenbelt trees impacting views is a big issue for many homeowners that should. The solution will take time and should be addressed rationally and fairly – Phil will draft a policy to guide the process, to be reviewed at next board meeting.

4 Communication – Caitlin is now managing the Wescliffe website. This is a good way to communicate with the membership. There is a cost of about \$100/year that needs to be dealt with by the board. Various portions of the site are out of date and the organization of information needs improvement. Caitlin and Scott will work on updating.

6 Hospitality – Caitlin paid a Halloween visit to households and is planning a Christmas visit as well. Security (theft) issues arose. Should we have a neighborhood watch? Caitlin will do some research and report back.

7 Wescliffe 1 entrance – Neighbors were concerned about the rhododendrons limiting vision on both sides of the entrance; in response they have been cut back severely. There is still a problem with excessive speed of vehicles coming into the neighborhood. Speed bumps? Signage? We will explore solutions.

8 Next meeting: February 10, 7:00 @ Morgans

9 Meeting adjourned at 8:24