

Wilcox West HOA Board Meeting

October 12, 2022

Meeting Minutes

Meeting called to order at 7:05. Adjourned at 8:16.

Attendees: Domenic Ippolito, Lynda Corliss, Colin Andries, Andy Peterson, Debbie Taylor

Normal Business:

Minutes from previous meeting - Approved

Financial Report – Andy Peterson

- Dues are beginning to be received.
- Homeowners are encouraged to get dues in.
- Irrigation expenses are higher in September, but that's the case every year.
- Picnic came in a little under budget
- Seal coating is a major expense, but infrequent
- Irrigation maintenance costs are higher this year, and may stay higher for a number of years until all valves are eventually replaced.

Roads/Signs Report – Lynda Corliss

- Seal Coating - Complete
- Most neighbors complied with the restrictions to ensure that the coating was successful.
- Requesting 5-year plan from Pavement Maintenance.

Picnic Update – Lynda Corliss

- Rain & thunder was a scare, but did not impact the event
- Ice cream truck was cost-effective and very popular
- About 60 adults & 13 kids
- Thanks to Debbie Taylor, Alex Fournier, and Verlea Briggs for staffing the Emergency Prep table.

Landscaping Report – Debbie Taylor

- Back 40 Cleanup & irrigation update
 - Still have an area near Lots 42-43 to be trimmed down.
 - All sprinklers working in the area.
- If homeowners gather leaves, etc. from the common areas for removal, please place them in small piles near the street or in your green composting bin. Removal of branches and larger debris is not included in our current maintenance plan.
- Tree maintenance request from Lot 26

- Large HOA tree is sick and leaning toward a non-WW house; Estimate \$300/yr for 3 years to treat the tree.
 - Board approves treatment cost.
- Tree maintenance request from Lot 16
 - Tree is dead and needs to be removed. Straddles property line. Estimate removal cost of \$3000, to be split with homeowner.
- Two small fruit trees on HOA property near Lots 16 & 17 are also dead. Estimate \$500 to remove both trees if done at the same time as the Lot 16 tree. Board approves removing the three trees.
- Tree planning for 2023 & beyond
 - Older trees are dying. We may need to budget for taking them down in the future.
 - Getting an arborist to create a maintenance plan would be \$1600-\$5000.

Change Requests:

Lot 52 - Painting

- Approved

Lot 17 - Painting

- Approved

Lot 25 - Tree

- Conditional approval if Lot 26 signs off.

Set Next Meeting Date

- November 9, 2022
- Annual Meeting tentatively set for Wednesday, Feb. 15, 2023.