



February 15, 2023

DRAFT MINUTES

To be approved at the 2024 Annual Meeting

MINUTES OF WWHA 2022 ANNUAL MEETING

Call to Order

- Meeting was called to order by Domenic Ippolito

Confirm Quorum

- lots represented in person, by proxy

2023 Board Members Introduced

- Domenic Ippolito - President (*term ending*)
- Andy Peterson - Treasurer
- Debbie Taylor - Landscape (*term ending*)
- Lynda Corliss - Special Projects
- Colin Andries – Secretary

Approval of 2022 Annual Meeting Minutes (previously distributed by email)

- Minutes approved by acclamation vote

2023 Candidates & Speeches

- Johannes Kalb
- Jean Cripps
 - i. Candidates elected by acclamation vote to serve 2-year terms

2022 Year in Review

- We have one new homeowners in the neighborhood since the last Annual Meeting
 - Lot 15—Jenna Golden & Ben North
- We held a successful neighborhood summer picnic in September with children & adult games, emergency prep table, catering by An ice cream truck was enjoyed by all! This is planned to be an annual event.
- The entire neighborhood was seal coated in September & some curbs were replaced.

Lorenz Update

- No development plan filed with the city yet
- Due to Covid delays deadline for filing extended to January 1, 2024
- In broad strokes, after negotiations, it was agreed that Lorenz could utilize our water rights but would have no physical access through our neighborhood. Lorenz paid our attorney fees.

Financial Review

- Year-end cash in the bank is \$84,146.
Reserve: \$35,004
Checking: \$49,142
- 2022 expenses came in over budget by approximately \$7,756.00.
 - \$3,218 over budget on unplanned irrigation maintenance
 - \$8,895 over budget on road maintenance (inflation, deferred repairs, '22 payments for work done inn 2021)
 - \$3218 under budget on trees
- Review of prior budget decisions
 - Based on a reserve study in 2019 it was decided that \$90,00 was an adequate cash balance to meet current and projected costs.
- 2022 Budget
 - Expenses for road repairs and landscaping have both increased.
 - With inflation, and rising cost of maintenance we are depleting our reserve fund.
 - Road, curbs and tree removal continue to be majority of expenses

- To compensate for these increasing costs the annual dues will increase to \$1250 per lot.

Landscape Review

- Dennis' 7 Dees Landscaping and Garden Center have provided our landscape maintenance since 2017.
- Area Manager & Irrigation Manager have proven to be extremely responsive to neighborhood needs.
- Current contract locks in price through October 31, 2024.
- Management of common areas are split into:
 - Street facing areas that are maintained by the HOA and
 - Non-street facing common areas that remain in a natural state.
 - Areas are evaluated for potential hazards to person or homeowner property
 - Decision to perform services is at the discretion of the Board with budget criteria playing a role
 - Back 40' will have quarterly clean ups to reduce fire hazards & to maintain french drain system.
 - This area has refurbished & working irrigation
 - All natural areas will be observed for needed tree maintenance
 - Rainbow Garden will need some attention relatively soon. Stairs are in disrepair and some plants need replacing.
- 2022 Projects:
 - Four trees & one large limb removed
 - Maintenance Pruning done
 - Treated one western red cedar in back 40 for both pests & fungus. Year one of 3 year treatment.
 - Four irrigation valve replacements
 - Two lateral leak repairs
 - Irrigation map created.
- 2023 Projects:
 - Continue Tree Maintenance: 7 trees removed in first 6 weeks of the year

- Fire mitigation
 - HOA will continue to manage stressed trees to prevent loss
 - Request to homeowners to consider deep watering of trees near property during the heat of summer.
- Continued irrigation maintenance
- Rainbow Garden
 - Area needs some repairs
 - Decision about how to do the repairs will be discussed with the new Board.

Special Projects Review: Roads, curbs & neighborhood picnic

Roads/Curbs

- Previous 5 year road budget (2018-2022):
 - Projected: \$17,000/yr Actual: \$24,500/yr
- Discussed upcoming 5 year budget cycle: 2023 - 2028 (not including curb repair)
 - Pavement Maintenance assessed our roads and developed a 5 year plan.
 - Neighborhood divided into sections based on need & budget and prioritized by year
 - Road conditions will be assessed annually & prioritized accordingly
 - Costs may, & likely will, change year to year.
 - Will continue to search for competitive bids from reliable companies though many don't want to do a job as small as our neighborhood.
 - Curb discussion: Increased truck traffic has resulted in more curb damage. Widened the turn into Westdale Ct by reducing the size of the island. Possible use of reflective paint in high traffic areas. Will assess 2023 repair in the Spring. Should we reduce the height of curbs when we replace or dig down to anchor them, as possible ways to increase their lifespan?
- Fall 2022 Sealcoating: Challenging but ultimately successful. Communication with homeowners regarding road closures was done via email & door to door reminders.

Neighborhood Picnic

- We had a very successful picnic with over 60 people in attendance on Sunday, Sept 11th.
- Catered by Qdoba
- Ice cream truck!

- Adult & Children games enjoyed by all
 - Emergency Prep table displayed supplies, tools & information
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- Date for 2023 Picnic: September 10th 2-5p

Adjourn

- Meeting was adjourned at 8PM

Minutes submitted by: Debbie Taylor