

Wilcox West Meeting Minutes

9.14.2023 8:22pm

All Board Members in attendance

Approved minutes from 8.5.2023 with no changes

General session:

- We have gotten feedback from homeowners that meeting minutes are hard to find. We agreed that we will post minutes to the WW website, monthly.
- We need to do a better about communication. Announcing meetings and getting the meeting minutes sent out.
- Should we put up a sign to alert neighbors of monthly meeting?

Johannes with Financial update:

- Picnic cost was \$2,433.37 this was over the budget of \$2,000
- We also are over budget for zoom and internet. We need to adjust the budget for both for 2024.
- 11 lots have paid dues as of today 8.5.2023
- We are currently under overall budget because we decided to defer road seal coat in 2023. Repair will likely require more in 2024.
- Question was brought up about dues increase was it necessary and was it long term.
- Average expenses over the last 6 years is about \$66,000 and special projects of \$38,000 is \$94,000 or about \$1,600 per lot.

Jean with landscape

- Three trees behind the North and Layborn lots need to be removed. Previously we approved lowest cost bid from Urban Pro. They only removed 1 of 3 trees due to complexity of job to remove other two.
- Approved new bid from Duran Tree to remove two other trees for \$3,800.
- French Drain clean out was discussed with 7Dees on a go forward basis.
- Light at top of hill needs an electrician. Colin to ask his contractor about doing the work.

Lynda with Special projects

- Picnic was a success!
- Next year we need to get an RSVP system so we can anticipate the number of people.
- Change time of picnic to later 4pm-6pm?
- HOA meeting tonight sign should be asked about at annual meeting
- Ice cream truck was a big hit
- Annual meeting in person at West Hills Covent Church 2.7.2024. Lynda to book.

NEXT meeting October 18th 2023