

**WESTPARK OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS' MEETING MINUTES
February 2, 2023**

DRAFT

Called to order at approximately 6:37

Present: See sign-in sheet on file.

Introductions were made – welcome everyone. Catering by Pepperoncinis.

Determination of Quorum: Pursuant to the Association's Bylaws, 10% of 349 lots required (35). 20% obtained by 20 in person, 50 by proxy.

Previous Annual Homeowners' Meeting Minutes: The January 19, 2022 annual homeowners' meeting minutes were unanimously approved as presented by a motion duly made and seconded.

Financial Report: The December 31, 2022 income & expense statement and balance sheet were provided for review. The 2023 budget anticipates no dues increase.

Election of Board Members: Four terms expire tonight, with 1 vacancy. Three Board members have volunteered to run again. The floor was open for nominations. The Board recommends if no volunteers from floor, the change board from 7 members to 5 members. Ray commented most the work is handled via email, with the Board meeting for about an hour the first Thursday of the month – either via Zoom or at the offices of PMSI. With no volunteers from the floor, a motion was made to close nominations, and elect the three volunteers to a 5-member board; the motion was seconded and carried without objection.

Owner Q&A: A homeowner inquired about the new subdivision south of Westpark. He has experienced water in his crawl space, and there already is a big pond building up between his home and the new subdivision. Ken provided history on the municipality's opinion regarding the existing storm drain systems; Allen Thornhill is the "resident expert" on this topic. Presently no current movement by the MOA to make any changes.

A homeowner reports the concrete slabs for benches appear to have been vandalized. The Association will look into this. Also reports the second road in, from Dimond, the "fill" plowed under by the builder can still be seen from the edge of the sidewalk. Ray suggests contacting the Municipality – the more people who call, the more likely the municipality will look into the matter.

A homeowner commented on the quality of the sidewalk maintenance. The Board met with the contractor and will be implementing some changes for higher priority service. This winter has been a struggle for everybody.

Homeowners are asked to reach out to their neighbors before contacting the Association and filing a complaint. Getting to know your neighbor is a good thing, and speaking with them first is neighborly, especially if there is just a mis-understanding. The Board does not want to be a neighbor referee.

Door prizes were awarded - Congratulations to the winners!

Adjourned 7:23 pm