

**WESTPARK OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 6, 2025**

Called to order at approximately 6:00 pm.

Present: Board members Keri Jones, Carlton Kuhns, Patrick Bolte; Homeowner Gina Leyba; PMSI Representative Crystal McDonald.

Previous Board Meeting Minutes: The September 4, 2025 Board meeting minutes were unanimously approved as presented by a motion duly made (Carlton) and seconded (Keri).

Financial Report: The October 31, 2025 income & expense statement and balance sheet were provided for review. Alliance operating (checking) account balance \$6,981.09; Alliance money market account balance \$113,949.57. Inquiry regarding expenditures versus income – there were some significant expenditures this year that are not annual expenses (major tree trimming, edging), they are every 3-4 year projects. Management will check with accounting to see if some of these larger expenses should be recategorized to landscape improvement reserve.

Business:

Inspections – November 6, 2025 inspection review. Seven letters sent, with two homes at fine stage for continual trash cans in view.

Miscellaneous - Gina served as a board member prior HOA, may be considering volunteering. Believes in carefully monitoring the reserves to avoid larger special assessments.

Next Meeting – The next Board of Directors meeting will be December 4, 2025, 6:00 pm, budget and annual meeting preparation time.

Adjournment – The meeting was unanimously adjourned at 6:20 pm by a motion duly made (Keri) and seconded (Patrick).

