



Wexford West Homeowners Association

Board Meeting Minutes:

October 11, 2022

Meeting At Park

Meeting Called to Order: by Steve/Matt at 6:00 p.m.

Quorum Established: Board In attendance -Jacklyn Sanchez (Pres.) Steve Cybulski (V.P.), Matt Hardy (Tres.), Catie Sperber (Sec.), Cheryl Reed (MAL).

Approval of Minutes: Motion to approve the minutes of August 09, 2022; the motion was unanimously approved.

Community Improvement Planning:

1. Billing for water tripled, contacted Todd obtain shut off key and bid on irrigation zones. Try to determine why continues to occur.
2. Fence around pump is damaged (pulling away from posts) and roof slats are deteriorated. Will determine if J.J.'s is able to repair. If not will obtain estimates.
3. Stockade Fence needs repairs/update.
4. Park clean up date 11/13/2022, more details when closer to date. Suggestion to work on table/bench repairs/relocate on same day.

Information, Discussion, Updates:

1. Community Garage Sale: October 22, 2022, Saturday 9am-1pm. Posting on FB, Nextdoor, Craigslist. Signs will be placed on day of sale.
2. Will post approved meeting minutes (August) on FB and website.
3. Annual letter to be sent in November. Confirm assessment.

Finance Report:

1. Budget update.
2. Matt (Treasurer) provided proposed/possible replacement reserve plan based on life expectancy/responsibility to set aside reserves in anticipation of expenditures. Examples: dead tree removal, pond pumps, mulch, fences, etc. Proposed approx. \$650 a month to reserves.
3. Discussed assessment amount 3% can be done without any vote, haven't had an increase for years and will look at different increase amounts to cover expenses/keep correct reserves. Understand that everyone effected by inflation, including community (elec/water/vendors). If management company becomes involved, would increase assessments.

New Business:

1. President (Jacklyn Sanchez) resignation eff. Oct. 1, Secretary (Catie Sperber) resignation eff. Nov. 17., V. President (Steve Cybulski) eff Jan. at annual meeting. Ken Brannigan nominated to be a member of the board.
2. November meeting to confirm annual mailing.
3. Beautification committee: new email for that purpose?
4. Bench/table request for East end of lake.
5. Inlet structure/storm water-determine if county is responsible.

Adjournment: Meeting adjourned at 7:00 p.m. The next Board meeting will be held on November 8th, 2022 at 7:00 p.m. unless otherwise posted/notified.