
WEST PARK COMMUNITY ASSOCIATION

Minutes of the West Park Community Association (WPCA) Board of Directors Meeting, October 17, 2022

The WPCA Board of Directors held a special meeting on October 17, 2022 at 10415 Headly Ct.. The meeting was called to order at 8:45 p.m.

Attendees: Jeff Peters (President), Johny Ramia (Vice President), and Dan Clark (Treasurer).

Reading of the Minutes of the Last Meeting:

President Jeff Peters read the minutes of the November 9, 2021 WPCA Board of Directors meeting.

The minutes were approved unanimously.

President's Report:

President Jeff Peters welcomed the Board and thanked them for their service to the HOA.

There was much disagreement among members of the Architectural Control Committee (ACC) about whether or not to approve a homeowner's request to update the original masonite siding at 10436 Headly Ct. with "Deep Ocean Blue" hardyboard and paint their exterior bricks white. A majority of the committee voted to approve the change. Jeff Peters was approached by several homeowners and asked to overrule the committee's decision and put the issue to a vote of the general membership. Jeff's found nothing in our governing documents that explicitly forbids painting brick or using certain colors. The only guidance provided (in Article V of our Declaration of Covenants) is:

No building, shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship, materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

As it was the decision of a majority of the ACC that the requested change was not disharmonious with the external design of existing structures, and the members of the ACC were legitimately appointed (they were actually included in the slate voted on by the membership at the 2021 annual general meeting since two of the committee candidates are spouses of Board members), and the Declaration of Covenants makes clear such approval or disapproval is in fact the reason for the existence of the ACC, Jeff's decision was that he had no power to try to overrule the ACC's decision.

Tim Zenobia resigned from his position on the HOA Board of Directors as Member-at-Large, as well as his position as leader of the ACC. Although Article IV, Section 3 of our By-Laws allow the Board to appoint a successor to serve the remainder of a Board of Directors term, since we are so close to the end of the current Board term's, Jeff intends to let the position remain vacant until the membership can elect new

officers at the annual general meeting. Per Article V of our Declaration of Covenants, the remaining members of the Architectural Control Committee appoint a successor.

Sarah Ramia has volunteered to lead the Architectural Control Committee and is working on finding a third homeowner to complete the committee.

Jeff reported that he intends to mail notification of the annual general meeting/proxy ballots this year, rather than distribute them on foot.

OLD BUSINESS:

Chili cookoff: Although not an official HOA event, many members have enjoyed the chili cookoff in past years. The usual organizers missed the fall season, but are targeting spring 2023 for the next chili cookoff.

Website hosting: The website hosting service currently used by the HOA (Blue Host) seems to provide unreliable email service, and is difficult for HOA webmasters to maintain. The board will raise the budget for website hosting in their proposed 2023 budget to accommodate a possible move to another vendor.

NEW BUSINESS:

Annual Meeting: The annual meeting will be held in December 2022 at the Oak View Elementary School. President Jeff Peters will investigate weekday evenings when the cafeteria is available and request the reservation.

The agenda for the meeting will include:

- Review and approval of the minutes of the last meeting
- Presentation and approval of the financial report and proposed 2023 budget
- Election of Officers
- Any other matters raised by the members

HOA email forwarding: It has come to the attention of the Board that email forwarding settings for previous office holders had not been deleted, so emails to Board and ACC positions were also being delivered to the personal email addresses of previous office holders. Webmaster Johny Ramia reported that he discovered where to correct those settings and remove incorrect forwarding.

TREASURER'S REPORT

Treasurer Dan Clark has done some recent research back into the HOA accounts. He believes there is a good possibility that long ago, the HOA put a lien on 10423 Headly Ct. for a couple years' of unpaid dues, possibly while the homeowner was serving in the military abroad. Dan will continue to research if this lien still exists.

Dan pointed out that it has been five years since the HOA resurfaced the asphalt path through its common area. We usually resurface this path every five years, so he has factored the estimated cost of this expense into the 2023 budget.

Dan recommended that the Board increase the annual assessment to \$110 (a 10% increase) to continue the effort over the last several years to store up funds for periodic maintenance needs described in the Association's Reserve Study. The Board does not set the assessments for Pipe Stem Escrow, which will remain the same unless pipe stem homeowners decide to change it.

The directors unanimously agreed to have the proposed budget presented at the upcoming members meeting.

Vice President Johny Ramia moved to adjourn the meeting, and this was seconded by Dan Clark. The motion was seconded and passed unanimously.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,
Jeff Peters
WPCA President