
WEST PARK COMMUNITY ASSOCIATION

Minutes of the West Park Community Association (WPCA) Annual Meeting, December 11, 2025

The Annual Meeting of the West Park Community Association (WPCA), held at Oak View Elementary School, was called to order by President Johny Ramia at 7:33 p.m.

Attendees: Johny Ramia, Mike Yang, Dan Clark, Jim Lancheros, Sara Vasquez and 9 others.

President Johny Ramia welcomed all and explained the agenda for the meeting: Reading of the previous meeting Minutes, Treasurer Report, Election of Officers, Open Topics and Adjournment.

Reading of the Minutes of the Last Meeting:

Secretary Sara Vasquez read the minutes of the December 13, 2024, WPCA annual meeting.

A motion was made to update the minutes to accurately reflect that the community voted and approved an increase to the 2025 dues. The motion was seconded and passed unanimously. The 2024 minutes were updated and reposted to the community website.

Treasurer's Report:

Treasurer Dan Clark thanked those in attendance for another easy year as all dues were collected. Higher-than-normal home sales resulted in \$550 in document package revenue. Tom Oliver, a long-time homeowner who sold his house, donated \$300 for general neighborhood use.

There were no administrative expenses, and the common area maintenance contract was executed as planned. Tree-related costs were incurred due to three separate events, including a tree that fell into the playground; a neighbor assisted by cutting it into pieces.

Dan reported significant moss accumulation on the pathway near Robinson. Blue Sky provided a quote of \$850 for removal, including the need to bring their own water tank. No action will be taken at this time.

Insurance expenses increased; the policy renews in June, so the amount shown in the proposed budget is an estimate. A resident asked why the HOA maintains insurance. Dan clarified that the policy covers liability on common areas and protection against dishonest acts.

No legal or professional fees were incurred this year. The 2026 proposed budget estimates higher legal fees of \$2,000, as the board explores updating the HOA covenants. Miscellaneous expenses totaled \$23 for Zelle service fees (1%). Moving forward, homeowners will cover the 1% service charge for Zelle transactions. A total of \$3,000 was added to the reserve fund.

A motion was made to accept the 2025 Financial Report and approve the 2026 Budget, including the new base dues of \$133. Motion was seconded and passed unanimously. Motion was seconded and passed unanimously.

Election of Officers:

President Johny Ramia then discussed Electing our 2026 officers. The current process is for officers to serve one-year terms. Each of the current officers stated they are willing to remain in their positions if no one is interested in volunteering for their position.

The Slate of Officers presented for approval for 2026 are as follows:

President	Johny Ramia
Vice President	Mike Yang
Treasurer	Dan Clark
Secretary	Sara Vasquez
Member at Large	Jim Lancheros

President Johny Ramia reiterated, as was noted in the reading of the minutes of last year's Annual Meeting, that our rules require a vote by secret ballot. It has been common practice in the past to simply elect officers by voice vote when there is only a single nomination for each office. A motion was made to authorize election of the nominated slate of officers for this year by voice vote, was seconded and passed unanimously.

A motion was made to accept the nominated officers for 2026, seconded and passed unanimously.

President's Report

Open Topics:

Annual meeting timing: A homeowner requested that the community annual meeting be moved to October, in line with when they used to occur. December tends to be a hectic time, filled with events and possible travel. Moving the meeting earlier may increase participation. Johny acknowledged that the officers will target to move the board meeting to September to accommodate for an October homeowner meeting.

Landscaping & Common areas: A resident inquired whether Blue Sky provided an updated Statement of Work (SOW), noting recurring concerns about mulch being dumped on the stairs each year. Dan recently completed a walk-through with Blue Sky to review and update the SOW and communicated the neighborhood's concerns during that visit. Because the contract is based on the calendar year, Dan is currently awaiting Blue Sky's revised SOW. Juan Aguilar previously submitted a bid in March, and the resident requested an update on its status. Johny confirmed that the Board will follow up on bids more promptly going forward and ensure the resident is informed of updates.

President Johny Ramia made a motion to adjourn the meeting. The motion was seconded and passed unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Sara Vasquez
WPCA Secretary