
WEST PARK COMMUNITY ASSOCIATION

Minutes of the West Park Community Association (WPCA) Board of Directors Meeting, November 21, 2024

The WPCA Board of Directors held a special meeting on November 21, 2024 at 10418 Headly Ct.. The meeting was called to order at 8:37 p.m.

Attendees: Johny Ramia (President), Dan Clark (Treasurer), Jim Lancheros (Member-At-Large), and Sara Vasquez (Secretary).

Treasurer's Report:

Dan reviewed the budget for 2024:

- All dues were collected this year, but Dan had a particular problem contacting one of the residents.
- No administrative or legal professional expenses.
- Maintenance fees and incorporation fees were known.
- Insurance fees came in at the budgeted amount.
- We had no tree expenses this year. The budget was set high, just in case, but luckily did not have to use any of those funds in 2024.
- The board did not move forward with the asphalt path repair in 2024.

Notes for the draft 2025 budget:

- Dan proposed no increase to the dues. While we initially proposed one more year of 10% due increases, the lack of tree expenses in 2024 puts us in a good place to leave dues as-is for 2025.
- Not proposing any budget for asphalt repair. Dan spoke with a company for quotes; for 100 linear feet, the quote was \$10,000. Dan asked for a quote for the entire path to be replaced which came in at \$31,000 for 1,000 linear feet. Because nothing on the path is dangerous, the proposal to wait until the entire path needs to be repaired is the more economic choice. Dan will present this at the annual meeting, as well as reach out for additional quotes for the work.
- 3% increase to common area maintenance contract.
- A proposed increase to the legal/professional fees in 2025. The board would like to get an HOA lawyer to look at our bylaws and remove unenforceable items. The board discussed increasing dues by 10% to help cover those costs but deemed unnecessary as we still have the budget based on low spending in 2024.

- All other expenses are in line with previous years.

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

OLD BUSINESS:

Website hosting: Johny will set Sara up with the WPCA secretary email address through the community website. We discussed the website hosting service currently used by the HOA (Blue Host) and agreed that while it was not perfect, it was adequate for what we need to do. We discussed the possibility of asking the residents during the Fall meeting to see if there was interest in looking for a new web host that would provide the same services (e.g., domain name, emails) as Blue Host but be more interactive. The renewal fees for Blue Host are paid through November of 2025.

Pipestem Dues: Dan proposed getting the pipestem owners on Headly and Stallworth together to discuss an increase to pipestem dues.

NEW BUSINESS:

Annual Meeting: The annual meeting will be December 13, 2024 at the Oak View Elementary School cafeteria. The necessary insurance came through in time for the meeting.

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 2025 budget
- Election of Officers
- Any other matters raised by the members

The meeting was adjourned at 9:26 p.m.

Respectfully submitted,

Sara Vasquez

WPCA Secretary