
WEST PARK COMMUNITY ASSOCIATION

Minutes of the West Park Community Association (WPCA) Board of Directors Meeting, November 6, 2025

The WPCA Board of Directors held a special meeting on November 6, 2025 at 10418 Headly Ct.. The meeting was called to order at 8:50 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 2025:

- All dues were collected this year.
- No administrative or legal professional expenses.
- Maintenance fees and incorporation fees were known.
- Insurance fees increased a small amount this year.
- We had tree expenses this year. The budget was set high, that covered the actual expenses to take out 3 trees.

Notes for the draft 2026 budget:

- Dan proposed a 10% increase to the dues, to cover for inflation.
- 3% increase to common area maintenance contract. We discussed initial quotes from landscapers, but additional information is needed to ensure that all services are included in the quote before switching companies.
- A proposed increase to the legal/professional fees in 2026. The board would like to continue to explore options to get an HOA lawyer to look at our bylaws and remove unenforceable items. The board also discussed the possibilities around the use of AI to do an initial review of the bylaws.
- 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:

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

Survey/Ownership: The board discussed the option to have a survey done to define property lines that bump up to the common area, specifically around tree ownership. This may be brought up with a future HOA lawyer to determine responsibility and enforceability.

NEW BUSINESS:

Annual Meeting: The annual meeting will be the first week of December at the Oak View Elementary School cafeteria. Johny is offering dates to the school to finalize.

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 2026 budget
- Election of Officers
- Any other matters raised by the members

The meeting was adjourned at 10:01 p.m.

Respectfully submitted,

Sara Vasquez

WPCA Secretary