

## **West Park Village HOA Annual Meeting Minutes November 2019**

This Annual Meeting was held at Sand Springs Elementary School at 9:30 AM November 15<sup>th</sup>, 2019

The West Park Home Owners association Board of Directors were present: Jerry Beraz President, John Gibbers Vice President, Jerry Christensen Secretary, and Tim Maurer Financial Secretary.

Also present was the representative of our new property management company Welch Randall, Mr. Steve Randall.

Approximately one dozen HOA Members attended.

At 9:35 Jerry Beraz called the meeting to order. At that time, he noted to all those in attendance that per the HOA CC&R's the requisite of 60% of the 110 HOA member properties were not present at the meeting, as such no formal items could be considered. He stated that the meeting would continue, the reports would be made and discussions would follow.

The minutes of the previous HOA Board Meeting were read by Jerry Christensen Secretary.

The state of the HOA was reported by Jerry Beraz, President.

The Financial Report was deferred to Mr. Steve Randall by Tim Maurer, Financial Secretary.

The Financial Report was given, and presented in writing by Steve Randall. Mr. Randall went on to give the status of the transition between Randall Welch and the former property management company ACS. Mr. Randall then presented information of interest to all HOA Members that could be provided by the Welch Randall Company (\*) to be detailed at the end of these minutes.

The Board then discussed with the HOA Members in attendance the old business issues:

The aging sprinkler system, the common area pavilion, and the release of the former management company ACS.

The Board then spoke and discussed with the HOA Members for new business issues:

The adding to the Board of Directors by appointing Members at Large. The intent of reviewing and amending the HOA By-laws and airing an attorney to establish new Covenants, Conditions & Restrictions (CC&Rs).

HOA member Mr. Preston Tucker proposed, and it was agreed on by straw poll, to solicit three volunteers for the appointment of Members at Large. The Board directed Mr. Randall to make the timely solicitation through Welch Randall to the HOA members. A deadline of the 1st of December 2019 was established for interested members to submit their names to the Board directly or through Welch Randall. Three members volunteered at this meeting: Mr. Preston Tucker, Ms. Brittney Dicus and Ms. Ruth Jones. (after the meeting Mr. Chad Gramly added his name to the list). The Board will discuss/establish the potential of the three Members at Large in the December 2019 Board Meeting.

A motion was made, seconded and unanimously approved to adjure the meeting. (The next Annual Meeting will be November 2020).

(\* ) As stated above, Mr. Randall presented and offered to all of the HOA members the services of the long-established, well-respected and award-winning Welch Randall Company. He will email out this information the members. Specifically, they can:

Advise and answer questions for members concerning property insurance, insurance deductibles and what is most commonly covered and at what cost.

Explain and advise on home warranties and home maintenance plans.

Offer members a 24-hour seven day a week phone number where Welch Randall can recommend or arrange a wide range of repair and service contractors, etc. (These would be the same reputable contractors that they use. Potentially members could save money by arranging services at the same rates that Welch Randall pays).

Members can expect Welch Randall to send them an information, may contact them, or can view their website for this information. The HOA Board is not involved with this offer, but believes this is a HOA member benefit from our new property management company and so does not object to Welch Randall using the HOA contact information to present their services.