

West Gardens HOA Transition Meeting Minutes

May 27, 2026

Attendance

Developer Representatives

- Ernie Willmore, Managing Partner, West Gardens LLC
- Tom Thackeray, Nilson Homes
- Bennett Robinson, Nilson Homes

Management

- Amber Flink, Welch Randall Real Estate & Property Management

Homeowners

- 13 homeowners in attendance

Call to Order

The meeting was called to order at 6:30 p.m.

Introductions

Amber Flink introduced the representatives from West Gardens LLC and Nilson Homes and provided an overview of the purpose of the transition meeting.

Financial Review

The current Balance Sheet and Income & Expense Statement & budget were reviewed with those in attendance.

During the review, Ernie Willmore noted an error in the 2026 budget that reflected a negative deficit. Amber Flink will review and correct the budget and will post the updated version to the Association website once the revisions have been completed.

Homeowners were reminded that Association financial reports are posted monthly on the Association website:

<https://www.welchrandall.com/west-garden-hoa/>

Developer Transition

Ernie Willmore commented on the successful completion of the community and expressed appreciation for the homeowners.

Ernie verbally stated that effective May 27, 2026, developer control of the Association was being transitioned to the homeowners in accordance with the governing documents.

Additional developer updates included:

- Nilson Homes will remove the marketing banners currently displayed on buildings.
- All items remaining in the clubhouse are property of the Association.

Homeowner Discussion

Rooftop Air Conditioning Units

A discussion was held regarding rooftop air conditioning units. Homeowners were advised that any future service or maintenance requiring roof access would need to be performed by qualified contractors utilizing appropriate lift equipment to ensure safe access.

Developer Warranty Concerns

No developer-related concerns were raised by homeowners during the meeting. Homeowners were advised that any future warranty-related concerns should be directed to the Nilson Homes Warranty Department.

Pet Waste Concerns

Homeowners expressed concerns regarding pet waste not being cleaned up throughout the community.

Ernie Willmore discussed the possibility of implementing a pet DNA registration program. Such a program would require an initial investment by the Association to collect and register pet DNA samples. Once established, communities utilizing these programs are often able to impose significant fines on owners who fail to clean up after their pets when a DNA match is identified.

Additional options discussed included:

- Installing additional pet waste stations throughout the community.
- Hiring a vendor to provide weekly or monthly pet waste cleanup services.

It was noted that all of these options would result in additional costs to the Association. Future decisions regarding pet waste enforcement and related services will be determined by the homeowner-elected Board of Directors after considering community feedback and budget impacts.

Formation of the Homeowner Board

Six homeowners were nominated for service on the Board of Directors.

Those in attendance voted to determine whether the Association would be governed by a three-member board or a five-member board. Voting was conducted by secret ballot, and ballots were counted following the meeting by two Welch Randall employees.

Adjournment

The meeting was adjourned at 7:40 p.m.

Election Results

The membership voted to establish a five-member Board of Directors.

The following homeowners were elected to serve on the Board:

- Ian Kottke
- Randy Hightower
- Brandon Baray
- Blake Alanis
- Tina Richards