

West Park Village HOA

Board Meeting Minutes

Date: April 15, 2026

Time: 7:00 PM

Location: Zoom

Board Members Present

- Abram Peterson
- Brittani Dicus
- Christiana Kolberg
- Daniel Rodriguez

Management Present

- Brenda Wagstaff, Welch Randall Real Estate
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Call to Order

The meeting was called to order at 7:00 PM.

Financial Review

Brenda Wagstaff presented the Association's financial report.

- **Operating Account:** \$15,365.23
- **Reserve Account:** \$6,909.33

The board reviewed the current financial position of the Association and discussed delinquent homeowner accounts.

Violations and Enforcement

The board discussed the enforcement of landscaping and other community violations.

Discussion included:

- Continuing to enforce landscaping violations throughout the community.
- Exercising discretion regarding trailer-related violations, recognizing that many of these issues are already enforceable through city ordinances.
- Sending a community-wide courtesy notice before beginning a new round of violation enforcement to provide homeowners an opportunity to correct issues voluntarily.

Management noted that while collection of smaller violation fines can be difficult, unpaid fines remain attached to owner accounts and may ultimately be collected upon the sale or transfer of the property.

CC&R Amendment Review

The board continued discussions regarding updates to the Association's CC&Rs.

Topics included:

- Simplifying and modernizing the governing documents.
- Aligning provisions with current city ordinances where appropriate.
- Removing outdated or unnecessary restrictions while maintaining provisions that protect neighborhood appearance and safety.
- Reviewing the attorney-prepared amendment completed in 2024.

The board agreed to initially complete revisions internally before seeking additional legal review.

Daniel and Abe volunteered to divide the remaining review work and prepare draft revisions for future board consideration.

Parking and Vehicle Regulations

The board discussed current authority regarding vehicle parking and signage.

Management explained that while certain parking and signage matters are now regulated by the city, the Association retains authority to address issues affecting neighborhood appearance, nuisance conditions, abandoned property, and safety.

The board also discussed concerns regarding an unregistered trailer parked near a street intersection. Management advised that these situations can often be resolved more quickly by

contacting the local police department, as city ordinances regulate abandoned and improperly parked vehicles.

Community Engagement

The board discussed increasing homeowner participation in the CC&R amendment process.

Before requesting volunteers, the board agreed it would be beneficial to update homeowner contact information to improve communication and participation.

Once contact information has been updated, management will solicit volunteers interested in assisting with the amendment committee.

Budget and Landscaping

The board reviewed the projected 2026 budget, which currently reflects an estimated surplus of approximately \$880.

The board also discussed future landscaping costs, recognizing that potential water restrictions could impact maintenance expenses.

As a potential long-term cost-saving measure, the board expressed interest in researching the purchase of a ride-on lawn mower for maintaining common areas. Preliminary discussion indicated this could significantly reduce annual landscaping expenses.

Property Inspection

The board scheduled a community property inspection for:

Wednesday, May 6, 2026 at 6:00 PM

The inspection will focus on common area maintenance, landscaping concerns, and identifying future repair needs.

Action Items

Abe & Daniel

- Review and update assigned sections of the CC&R amendments.
- Present draft revisions for board review at a future meeting.

Board

- Attend the community property inspection on May 6, 2026.
- Continue evaluating the feasibility of purchasing a ride-on lawn mower for common area maintenance.

Adjournment

There being no further business, the meeting was adjourned.