

**Westside Trails Homeowners Association
Board of Directors Meeting Minutes
September 2, 2026**

Call to Order:

The meeting was called to order at 7:00 p.m. A quorum was present.

Board members present were:

- Doug Simpson
- Alan Kunkel
- Terry Croad
- Jake Bernal
- Guest, Curt Van Dyken

1. Playground and Recreation Area

The Board discussed the proposed playground improvements, including the use of True Grid.

- True Grid: After reviewing the costs, the Board determined that the product was too expensive for the project. A motion was voted on and the proposal to use True Grid was defeated.
- Trails and Parking Area: The estimated cost for the trails and parking area is approximately \$20,000. Curt suggested dividing the payment into two installments, with \$10,000 due in February and the remaining balance paid at a later date.
- Project Phasing: Due to the overall costs, the Board agreed to move forward with the trails and parking area first. The area designated for the playground will be graded this year, with the playground installation to be completed at a later date.
- Curt offered to order the playground equipment in advance to help keep costs lower.

Decision: The proposed approach to complete the trails and parking area, grade the playground site this year, and complete the playground at a later date was voted on and approved.

2. Road Repairs, Ditches and Culverts

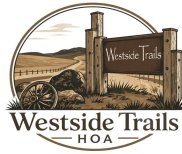
The Board discussed road damage and needed repairs throughout Phase 1.

- At least nine homes in Phase 1 will need culvert work. Curt indicated that the developer would take care of these culverts.
- Additional roadwork and ditch repairs may need to be shared between the HOA and the developer.
- Additional concrete pricing is being obtained to determine the cost of repairs.
- The estimated cost of the road and ditch work could be upwards of \$80,000.
- Any road damage occurring in Phase 3 will be the responsibility of the developer.

Homeowner Communication: The Board agreed that letters should be sent to affected homeowners notifying them of potential ditch and culvert work that may be necessary.

3. Covenants, Conditions and Restrictions (CC&Rs)

The Board discussed ongoing concerns regarding homeowner compliance with the community's CC&Rs and possible enforcement measures.



Yard Maintenance

- The Board discussed addressing properties that are not being properly maintained.
- Emails will be sent to homeowners requesting that they take care of their yard maintenance.
- Communications should explain that neglected properties may be considered unsightly and can create potential fire hazards.

Horse Regulations

- The Board discussed continued concerns regarding compliance with the HOA's horse regulations.
- The Board may need to consult an attorney regarding appropriate wording and enforcement procedures to obtain compliance.
- Reminder notices will be sent to horse owners regarding the requirement to keep their Equine Special Assessments (ESAs) up to date.

Enforcement Options

- Various enforcement options were discussed, including potential fines and other measures to encourage homeowner compliance.
- Further consideration will be given to the appropriate procedures for addressing ongoing violations.

4. Financial Report

- The Board reviewed the current financial position of the HOA.
- The Board acknowledged the outstanding invoices and upcoming insurance expense.

5. Action Items

The following follow-up items were identified:

- Curt to coordinate ordering playground equipment in advance to help manage costs.
- Proceed with trails and parking area improvements.
- Grade the designated playground area this year.
- Obtain additional concrete pricing for road and ditch repairs.
- Coordinate Phase 1 culvert work for the homes requiring repairs.
- Send letters to homeowners regarding potential ditch and culvert work.
- Send emails to homeowners regarding yard maintenance and potential fire hazards.
- Consider consulting an attorney regarding enforcement of ESA & horse regulations.
- Send reminders to horse owners regarding keeping their ESA requirements current.
- Continue reviewing possible enforcement measures for CC&R violations.
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6. Adjournment

There being no further business, the meeting was adjourned at 8:30 p.m.