

Westside Trails HOA Board Meeting Minutes Friday, September 25, 2026

1. Call to Order & Quorum

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

Board members present were:

- Alan Kunkel
- Teresa Williams
- Terry Croad
- Jake Bernal

2. Treasurer's Report

The Treasurer provided a financial report to the Board. The Board reviewed the current financial position of the Association and discussed outstanding homeowner accounts.

3. Road & Drainage Repair Update

The Board discussed damage to roads, ditches, and culverts following the recent torrential rains.

Following the storm, the **President, Vice President, Member-at-Large, and the Developer's Owner Representative** walked the affected roads, surveyed the damage, and documented areas requiring attention.

The Board subsequently received information from the Developer regarding estimated repair costs. After further research and discussion, the Board determined the following responsibilities for the current repair scope:

Developer Responsibility:

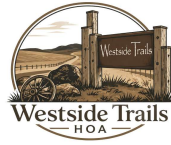
- Repair the **South Cherokee ditch and culverts**;
- Install culverts at designated properties on **Oregon Trail and Cherokee** that are included within the approved repair scope.
 - 4 Oregon — 18"
 - 5 Oregon
 - 22 Cherokee
 - 26 Cherokee
 - 52 Cherokee
 - 56 Cherokee
 - 60 Cherokee
 - 62 Cherokee
 - 66 Cherokee

HOA Responsibility:

- Address the **North Cherokee culverts**;
- Clean out the applicable culverts and drainage areas so they are functioning properly and allowing adequate water flow.

Homeowner Responsibility:

- Any culvert or drainage work outside the approved HOA/Developer repair scope will be the responsibility of the individual homeowner.



- Homeowners may coordinate this work to be completed at the same time as the other scheduled road and drainage repairs.
- The estimated cost for work outside the approved scope is **\$2,500 per culvert**.

The Board will continue coordinating with the Developer and homeowners as the repair work moves forward.

4. Park & Community Improvements Update

The Board discussed the status of the planned park and community improvements. An update was provided indicating that the playground equipment has been ordered and is currently awaiting delivery. The Board also discussed the anticipated start of dirt work, which is expected to begin sometime in October, weather and scheduling permitting.

5. CC&R Enforcement — Livestock Violations

The Board discussed livestock-related CC&R enforcement and the need for a clear and consistent process for addressing violations.

The Board discussed establishing a **\$300 livestock violation fee** following an initial 14-day period to correct the violation. The enforcement process discussed is as follows:

1. The homeowner will be notified of the livestock violation and provided **14 days to correct the violation**.
2. If the violation is not corrected after the 14-day correction period, a **\$300 fee will be assessed**.
3. If the violation continues, an additional **\$300 fee may be assessed each week** until the violation is corrected.
4. Weekly fees will not exceed **eight weeks**, for a maximum of **\$2,400 in livestock violation fees**, in addition to any other remedies available to the Association under the governing documents.
5. If the violation remains unresolved after the applicable enforcement period, the Association may pursue additional remedies available under the CC&Rs, including **placing a lien on the property**, as permitted by the governing documents.

The Board emphasized the importance of consistent enforcement and providing homeowners an opportunity to correct violations before additional penalties are imposed.

6. Adjournment

There being no further business, the meeting was adjourned at approximately **8:15 p.m.**