

Westwood Executive Board Meeting

April 27, 2025

Meeting called to order at 3:05 pm

Present:	Terri Beloit	Rick Beloit	Deanna Mitchel
	Mike Mitchel	Rebecca Mann	Kacie Solar
	Nick Holbrook	Glenda Holbrook	

Absent:	Cody McComber	Ameille Delfino	Rick Vahl
	Melody Vahl	Steven Boedigheimer	

Reports:

Treasurer (Mike):

- The collection of homeowner dues: there currently are 9 unpaid for the 2025 year, with two of those being past due for 3 years. Next week collection notices will be sent out to those who have not paid for this year.
- Our insurance cost for the neighborhood increased this year by 30%. Our policy covers both Westwood and Woodbridge, and we pay 52% of this policy and they pay 48% (based on the number of homes).
- Attached is the projected income/expense report for Westwood Homeowner's Association

ACC (Rick):

- There will be no formal walkthrough of the neighborhood this spring as most homeowners are maintaining their property. Some that have not taken care of issued from previous letters will be getting another letter regarding their violations. Some of the homes are in need to repainting and those who have not already reached out will also be receiving a letter.
- Playground/Park
 - Rick Vahl has gotten some pricing for new playground chips at the park. Approximately 10 yards are needed, and we determined that having them delivered would be the best option. Rick will figure out a time and communicate with the neighborhood for volunteers to help move and spread the chips. The cost will be approximately \$600.
 - It was suggested by Rebecca that we offer to high school students the opportunity to help with spreading of the chips (and other projects in the future) to give them community service hours which they need for graduation.

- One new timber is also needed at the park (surrounding the chip; by the bench) as it is rotting and is a potential hazard.
 - Pressure washing the sport court was also discussed and we will need a volunteer for that as well as asking a neighbor to hook up to their water for this project. It was also discussed about repainting the stripes on the court and decided that 1) it doesn't last very long and 2) the kids really don't care about the lines and the cost isn't necessary at this time.
 - The graffiti on the slide needs to be cleaned and Kacie said she has something at her school that she uses to clean such things and will bring it home to see if that product will work.
 - A new net will be put up on the hoop at the park with the torn one.
- It was observed by a board member that a group of boys were fighting at the park, kicking and punching one boy. When approached, they all stopped and while they were respectful, they said it's just a game and they do it all the time. The one on the ground popped up and said he was fine, that it is just a game. Later that day, some of the same boys were still at the park and one had red boxing gloves. While the boys were polite, this is not something we can condone or allow at the park. If a younger mom were to come with her toddlers to play, it would be inappropriate for this behavior to be happening there. It also could be a liability for our Homeowner's Association if a child were hurt and the family filed a claim against our insurance. If the parents of these kids condone this behavior, then they can open up their backyard for these activities. A post will also be put on our FB page as well as emailed to homeowners.
 - ACC members: Rick will check with the current ACC members to see if they want to continue and recruit new members if needed. Glenda Holbrook has volunteered to be a part of the ACC for the year ahead.

Old Business: None

New Business;

- 2025 Senior Graduates – at this time, we haven't heard of any but will post on FB as it could just be early. Anyone that hears of a graduate will notify Deanna or Terri. Graduation is June 14th for Puyallup schools and if we have any graduates, we'll determine the best day for the celebration parade. Once we know of graduates, we will ask for donations for the graduates. It was also suggested by Kacie that we put the sandwich boards (used for the garage sale) out the day of the parade to remind homeowners and possibly get more participants to join the group.

- Annual Lexington Hills Garage Sale – July 18-19th; 4 A-frames signs will need to be put out each morning and picked up each evening. Homeowners will be notified in advance, so they are able to plans for the sale.
- Set meeting date for annual homeowner's meeting – **JUNE 1, 2025**, at 3 pm at our park; treats might just be provided for those who attend!
- Board Member for 2025-26 – Terri Beloit and Rick Beloit are willing to remain in their positions (president; ACC chairman); Deanna Mitchell will become a Member at Large and Rebecca Mann and Kacie Solar will also remain as Members at Large. Nick Holbrook has volunteered to be the treasurer. Melody has offered to remain as secretary, if needed. Depending on the numbers of Members at Large, we may not need any new volunteers, but all will be determined at our Homeowner's meeting in June with elections to confirm positions.

Ellen Aronson is running for an open seat on the Puyallup School district and we will invite her to speak at the homeowner's meeting in June.

Meeting adjourned at 4:10 pm

♥ Thank you to Rebecca for taking minutes at the meeting!