

# **Westwood Executive Board Meeting**

## **Sunday, September 14, 2025; 2 pm**

### **Present:**

Terri Beloit, President  
Rick Beloit, ACC Chairman  
Nick Holbrook, Treasurer  
Glenda Holbrook, ACC Committee  
Beau Perschbacher, Member at Large  
Rebecca Mann, Member at Large  
Margaret Grieve-Fent, Member at Large  
Rick Vahl, Secretary

### **Absent:**

Kacie Solar, Member at Large

### **Call to Order at 2:10pm**

### **Reports:**

Treasurer – Nick Holbrook

- Reviewed expenses to date – so far this year there have been minimal unexpected costs
- All Residents have paid dues – past due and current

ACC – Rick Beloit

- Summer walk through of neighborhood was completed on Aug 4th
- 32 letters of covenant violations were sent to residents, with the majority related to lawn and landscape maintenance.
- Communication has been received from homeowners with concerns they were being singled out. ACC responded to these homeowners to let them know that in the past few years approximately 40 letters has been sent out after EACH walk through so that they would know they weren't being singled out.
- Non-compliant homeowners – next steps
  - Discussed a few examples of continued violations which homeowners haven't addressed and the possible options per the covenants as to the next steps to take.
  - Work to make sure owner of property receives communication – letters sent via US mail has been our way of delivery.
  - We will start to send emails in addition to the letters in the future and work to make contact for on-going concerns. Also discussed the importance of having ALL means of contacting homeowners, including phone number for another option to contact them.
- Trees in greenbelt
  - In the last couple of years, the HOA has had to take down trees that are potentially dangerous. We have obtained competitive quotes and used the lowest bidder on these projects.
  - We discussed maintaining funds in our reserves to take down trees as they become a hazard to the homeowners along 65<sup>th</sup> St.

### **Old Business:**

- Trees on 90<sup>th</sup> removed by Pierce County at no charge to HOA

## New Business:

- Playground Committee
  - The committee is working on a survey for homeowners to share their thoughts on the park.
  - When the survey is completed, a link will be emailed to homeowners and posted on Facebook. This will be just for homeowners to complete.
- Playground improvements during summer
  - 10 cubic yards of play bark were delivered and spread by volunteers.
  - The picnic table had the rotted wood on the top and seats which was replaced and stained.
  - The rotted timber on the boundary of the play area was replaced.
  - Graffiti removed from slide but need to work with stiffer brush to remove from wood structure.
  - Rubber mat added under swings
- Move checking account to US Bank (from Columbia Bank)
  - The current bank (Columbia Bank) has a monthly service charge and no options to earn interest on our balance. After meeting with bank personnel at US Bank, we learned that we could have an account without a monthly service charge and the ability to earn interest on our balance.
  - ***Motion made by Beau Perschbacher to change banking from Columbia Bank to US Bank, seconded by Rick Beloit – 7 yea, 0 nay, 0 abstain***
- Discussed options for placing funds into a short-term CDs with a higher interest rate to earn more on our account balance.
  - ***Motion made by Beau Perschbacher to purchase CDs with each having a term less than 1 year with flexibility to pull out funds at any time with minimal penalty if the funds are needed, seconded by Rick Beloit – 7 yea, 0 nay, 0 abstain***
- 2026 Homeowner Dues
  - The 2025 homeowner dues were \$286.
  - Discussed bylaws that allow for a maximum increase of 15% from the previous year's amount.
  - All HOA expenses have increased, so the board will do an analysis to understand the increases in items such as insurance, water, and electricity. This will provide information to decide on increase to dues for 2026.
- A fall newsletter will be sent to homeowners later this fall and a request to board members was made for articles to include in the newsletter.
- A discussion of having a spring clean-up of common areas in the neighborhood. No plan was made at this time; a date will be set next year.
- Neighborhood events or activities suggestions
  - A discussion to organize a neighborhood pumpkin carving contest next month.
  - Rick Vahl will send ideas to the board and organize the event.

**Meeting Adjourned at 3:40pm**