

Lexington Hills Westwood Executive Board Meeting

Sunday, March 15, 2026; 3 pm

Present:

Margret Fent, Beau Perschbacher, Nick Holbrook, Glenda Holbrook, Terri Beloit, Rick Beloit, Rick Vahl, Rebecca Mann

Absent:

Kacie Solar

Welcome:

President - Terri Beloit

Reports:

Treasurer - Nick Holbrook

- Collection of homeowner dues
 - Discussion about improving communication when dues invoices are mailed.
 - Clarifying to owners about any increase to dues from the previous year.
- Budget - contact treasurer for budget
 - 115 homes - 94 owners have paid dues

ACC - Rick Beloit

- Spring walk through of neighborhood will occur late April - Facebook and email will be sent in advance to make owners be aware.
- Lawns - condition of many homes. Crows are tearing up many yards.

Playground Committee - Nick Holbrook

- Still in research phase.
- Found a local business in Maple Valley that provided a price list and said they could provide some workable solutions.

Old/unfinished business:

- Checking Account - moved from Columbia Bank to US Bank; savings and checking accounts; invested in 3 CD's
 - Solid relationship with a business banker and very helpful.

- Additional revenue earned with the CD's as well as the savings account, which are new investments.

New Business:

- Member at Large - Glenda Holbrook volunteered to join the board in this position
- HOA Insurance - We changed brokers in the fall and were able to save some money on our liability insurance; we will change the Directors and Officers policy to the new broker in May when that policy renews
- Annual Homeowner's Meeting - set date; mid-May; Sunday afternoon
 - May 17th at 4pm will be the annual meeting at the park.
- Landscaping contract - Quality Landscaping
 - Quality is good - includes sprinkler maintenance and fertilizing and good communication with the company.
 - Had gone out to bid 3 years ago
 - July 31st is when the contract is complete, renews yearly unless we cancel.
- Spring Neighborhood Cleanup: park (back boards; court, playground chips, graffiti), entrances, mailboxes
 - Will post the opportunity for residents to participate in activities the weekend of April 25-26. We will use sign up genius to organize volunteers.
- Officer/Board recruitment
 - Discussed positions - Terri said she would remain President, Nick said he would remain as Treasurer, Rick Beloit is stepping down from ACC chairman and would consider Vice President or member at large.
- Spring Newsletter - topics and ideas for articles
 - Will send out end of March
- Annual Lexington Hills Garage Sale - July 18-19
- Senior Recognition - Terri will organize and share details

Next Meeting Topics:

- Discuss changing fees/fines for late dues and violations
- 2027 Homeowner dues
- Capital outlays