

WESTMOOR OWNERS ASSOCIATION



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HOA Board Minutes

Meeting Date: 6/11/2025

Time: 6:30pm

Location: 8220 Burgwyn Ln

- Meeting called to order @ 6:35pm
 - Members in attendance: Tracy Wilcox, Jeanne Shanahan & Lori Whitney
 - Members absent: Ben Peterson

- **Roads Update**
 - Ben met with DOT will receive updated punch-list within days and hope to have approval for State to takeover roads.
 - Hopefully smaller items will be taken off the punch-list
 - There is an “Orphaned Road Program” through Wake County
 - This program is a LOAN and Board is not interested in taking on a loan to cover the cost of the roads
 - **UPDATE** – the day after board meeting (6/12/25), email received with new punch-list and additional paving/grading requirements. If those requirements are met, the remaining roads in Westmoor have been approved for acceptance by DOT.

- **Financial Update**
 - 2 homes still outstanding for 2025 dues – Burgwyn Ln, Mosby Ln
 - Checking balance – \$102,130
 - Roads Reserve – roughly ~\$78k (no change), not able to update amount based on outside responsibilities
 - Working with bank to have the \$5/month bank fee eliminated (they keep reversing it, but it gets charged every month)

- **Other Ongoing Business**
 - Sandwich boards – Tracy to look into and purchase
 - After further consideration – FB maintained by the Board will remain closed (posts must be approved), as of now. Too many issues with posts that do not meet community standards and can initiate rude behavior amongst neighbors. Board members will check account regularly to ensure pending posts are posted in a timely matter.

- **New Business**
 - Front landscaping – broken brick border and dead/dying bushes
 - Received quote from our current landscaper, but will reach out for another quote for price comparison
 - Removal of dead bushes and updating front entrance will be dependent on costs, as well as expenses, to get the roads turned over to DOT. If costs associated with roads depletes all additional funds, this will be budgeted for in next years budget.
 - Landscaping/Mowing around Aqua tanks
 - Will confirm past landscapers have not maintained
 - Board believes this is an Aqua maintained area for landscaping
 - Planning & Recruitment for annual meeting in Sept and 2026 Board nominees
 - Annual meeting date TBD, ~ mid-September 2025
 - FB posts to recruit new board members, talk to neighbors

- Meeting Adjourned: 7:30pm – Submitted by Lori Whitney - Secretary