



**Weston Ridge Homeowner's Association Inc.  
Board of Directors Meeting  
Unapproved Meeting Minutes  
October 30, 2024**

**Meeting Start Time**

- Meeting Schedule Start: 6:00 PM on October 30, 2024
- Meeting Actual Start: 6:00 PM

**Agenda**

- Establish Quorum
- Call Meeting to Order

**Board Members in Attendance**

- Eric Zinsitz, President
- Bryanna Humphrey, Vice President
- Abbey Connors, Secretary

**Management Company Attendees**

- Dwyann Dalrymple, Association Manager
- Lori Dalrymple, Assistant Association Manager

**Minutes of Last Meeting**

- Approve/Change minutes of meeting November 2, 2003
  - Motion to approve minutes by Eric Zinsitz
  - Seconded by Abbey Connors
  - Motion Passed

**Budget Approval**

- Budget Discussion & Approval
  - Dwyann Dalrymple presented the proposed 2025 budget to the board
  - Motion to approve the budget was made by Eric Zinsitz
  - Motion was seconded by Bryanna Humphrey
  - Motion Passed

**Capital Improvement**

- Eric Zinsitz discussed proposal to install pickleball/basketball court. Gathering cost proposals to cover
  - Cost of pad
  - Painting
  - Fence



- Picnic Table
- **Discussed ways to pay for pickleball court**
  - Special Assessment
  - Fine Amnesty

#### **Board directive toward pond**

- Terminate Lake Management services on pond
  - Volunteer Service to pickup trash at pond
  - Help raise money for emergency fund

#### **Board directive toward self help mowing**

- Stop self help in mowing lawns. Board to address.

#### **Renter Issues**

- Eric went over changes requested in Rental
  - Removal of percent in ownership (already at 15% rental)
  - Institution on 3 year property ownership to rent out property
  - Require notification to HOA Board and Essex that a property is being rented
  - Eric Zinsitz motioned to approve
  - Abbey Conners 2<sup>nd</sup> motion
  - Motion passed

#### **Adjournment**

- Motion to adjourn made by Eric Zinsitz
- Motion was seconded by Bryanna Humphrey
- Motion Passed.
- Meeting Adjourned

**Meeting Adjourned at 7:05 PM**