

Westlake HOA
Board of Directors Meeting - Minutes
May 14, 2026
7:30 pm

Meeting called to order at 7:30 PM.

Board Members Present: Danny Sullivan, Drew Sullivan, Dave Hardy, Frances Lewis, and Dodie York

Approval of Minutes

Drew Sullivan, motioned with second by Dave Hardy to approve the minutes for the meeting of March 19, 2026. All members approved.

Treasurer's Report

As of 4/30/2026 we have \$12,217 in our savings account, \$24,926 in our checking account, \$16,816 in one CD and \$10,420 in another CD for a total of \$64,379 in assets. Last year at this time we had a total of \$63,231 in assets. \$5,200.00 of the \$64,379 is reserved for wall repair from an insurance claim. Year to date we have an actual net deficit of \$314. We budgeted for a YTD net deficit of \$1,803 so we had a net surplus compared to budget of \$1,489. Grounds maintenance was under budget and homeowner dues, and interest income were slightly more than budget. 2025 taxes were filed.

Database Report

329 of 376 (87%) homeowners have paid their 2026 maintenance fee as of 4/30/26. Of those 150 were paid online. 327 were paid as of this time last year.

Landscape Report

Street Trees on Glendower

Urban Forestry has completed the removal of dead street trees along the Glendower entrance

Sidewalk Repair

City of Raleigh is making its way through the neighborhood repairing sidewalks as a result of the request submitted by the HOA.

Glendower Entrance

Dodie presented an estimate for plantings at the Glendower entrance. After discussion, it was decided by the Board to proceed with some line items on.

- Remove privets and 2 dead azalea and 1 juniper and haul off (\$175)
- 3 Autumn Twist, 3 gallon (\$195)
- 1 Tree Form Camellia, 25 – 30 gal (\$695)
- 5 Lenten Rose (\$325)
- Pine Straw, but only what is needed to cover disturbed areas (price TBD but less than \$475 on estimate)

Project cost will not exceed \$1,865.

Worley Entrance

Dodie presented an estimate for plantings at the Worley entrance. After discussion, it was decided by the Board to proceed with some line items on.

- Prune Leyland Cypress lower branches that are dead, clean up and haul off (\$1,250)
- Debris removal of small cedar tree, nandina clump near the light pole (\$975)
- 10 Ligustrum, 15 gallon (\$2,000), but Dodie will inquire about getting smaller plants

- Pine straw, but only what is needed to cover disturbed areas (price TBD but less than \$675 on estimate)

Project cost will not exceed \$4900.

Dodie will discuss the Worley project with Ryan Adams, the owner of home at the corner of Worley and Leesville and obtain his written approval prior to this project beginning. She will also inquire if he is willing to allow the HOA to install a soaker hose and timer to water the new plants as needed for a year to ensure they survive. Dodie will also reach out to the city to determine if it is possible to obtain a permit to move the existing sign so it is visible from Leesville Road when going both directions.

Plantings at both Glendower and Worley will be completed in late summer or early fall.

Next meeting will be July 9, 2026, at 7:30pm.

Adjourn at 8:18 PM.