

WESTMOOR OWNERS ASSOCIATION



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ANNUAL HOA Meeting Board Minutes

Meeting Date: 10/2/2025

Time: 6:30pm

Location: FV Hilltop Community Center

- Meeting called to order @ 6:37pm
 - Members in attendance: Tracy Wilcox, Ben Peterson & Lori Whitney
 - Additional Homeowners present: Alex Clute, Margaret Brown & Jennifer Vitale

- **Roads Status**
 - DOT has confirmed that the “punchlist was completed.” We are waiting for confirmation that roads will be accepted by State.
 - Unknown if additional items will needed for acceptance
 - Unknown as to timeline, hoping for acceptance by year end
 - Ben continues to stay in contact with DOT and follows up regularly as to status.

- **Election of 2026 Board Members**
 - Received 10 ballots
 - 9/10 ballots voted for all three 2026 candidates
 - 1/10 ballots left Secretary (Lori Whitney) to vote on their behalf
 - Lori voted in the affirmative for all three 2026 candidates
 - Tracy Wilcox, Ben Peterson & Alex Clute (along with Lori Whitney – carryover position) will be our 2026 Westmoor Board of Directors
 - 2026 positions will be determined at a later board meeting

- **Budget Review & 2026 Dues**
 - 1 homes still outstanding for 2025 dues – Burgwyn Ln
 - Checking balance – \$58,334
 - Roads Reserve – roughly \$37k
 - Will remain “Roads Reserve” until roads are accepted by state. Once accepted, remaining funds will be re-dedicated for other neighborhood projects.
 - 2026 projected expenses will remain close to what they have been historically, with a budget of \$14,980
 - We are not expecting to have the roads expenses going forward, therefore BOD is recommending lowering 2026 HOA dues to \$170.

- **Open Discussion and Questions**
 - Main discussion was about roads and if we turn them over to the State does that give them greater access to disrupt Westmoor with the proposed 401 bypass.
 - Having the roads accepted/maintained by the state will have no impact on where the 401 bypass will go.
 - There does not seem to be any communicated “official” timeline on the 401 bypass project.
 - Estimate will be minimum of 10+ years
 - Question was asked about the continuation of Burgwyn Ln into another subdivision.
 - Privately owned lot
 - HOA has no information on this besides seeing the road extension on Wake County’s GIS website. There has been no contact with HOA regarding this.
 - Discussion about speeding school busses (mainly afternoon bus)
 - Homeowners should determine what school (i.e High School, Middle school or Elementary School) and contact school to report safety issue.
 - Discussion about large truck being parked and left on street. Causing issues with mail/order delivery, garbage pickup & other large vehicles maneuvering around truck.
 - Board will observe and monitor and respond accordingly
 - Discussion about engaging neighborhood with community events
 - Board will discuss at future meeting and come up with ideas for a holiday themed community event and future events for 2026
- Meeting Adjourned: 7:16pm – Submitted by Lori Whitney - Secretary