

WESTMOOR OWNERS ASSOCIATION



1441 E Broad St. # 307
Fuquay-Varina, NC 27526
westmoorhoa@gmail.com

HOA Board Minutes

Meeting Date: 02/19/2026

Time: 6:30pm

Location: 8104 Burgwyn Ln

Meeting called to order @ 6:35pm

- Members in attendance: Ben Peterson, Tracy Wilcox & Lori Whitney
- Members absent: Alex Clute

• Roads Update

- No official paperwork, but approved by Board of Transportation, on GIS state lookup, and state road numbers have been added to signs
 - Ben to follow up with email requesting official documentation for HOA.

• Financial Update

- 2026 invoices mailed. 8 homes outstanding for 2026 dues
 - late fees have been issued
- 2025 dues – remaining home paid 2025 dues and outstanding late fees in full
- Checking balance – \$68,750
- Additional Reserves (was Road Fund reserves) – \$42,096
- Utilities, office expense and insurance bills were paid in 2026
- Taxes are at accountants and will be processed before March 15th deadline

• Ongoing Business

- Holiday lights contest
 - Completed late Dec 2025. Ended up with a 3rd place tie, so additional \$50 gift card purchased for tie.

• New Business

- Board will be getting bids to revamp front entrance
 - Clearing dead bushes, cutting back or eliminating large holly trees, broken cement borders
 - Determine best course of action for lighting at sign
 - Replanting new smaller bushes/trees that can thrive without irrigation & will help with line-of-sight issues at Old Pender Way
- Re-bid landscape maintenance for front entrance and green space along Burgwyn Ln

- Westmoorhoa.com website needs updated
- Next meeting tentatively scheduled for April 7th, pending kids' sports calendars being published and speaking with Alex about availability
 - Will adjust and publicize, once confirmed
- Meeting Adjourned: 7:30pm – Submitted by Lori Whitney - Treasurer