

West Bay Woods HOA Board Meeting

Date: January 19, 2019

Location: Hy-Vee, 180th & Q Streets

Time: 8:30 am

Board Members Present: Steve Grabowski, Shane Piper, Gary Cooper, Mike Howland, Joe Gehrki.

First Order of Business:

Assignment of Board Positions for 2019:

President:	Steve Grabowski, 402-991-6966, steveg@faconline.com
Vice-President:	Shane Piper, 402-630-4550, sep65@cox.net
Secretary:	Gary Cooper, 402-492-9292, glcoop916@msn.com
1 st Board Member:	Mike Howland, 402-333-3485, mrhowland@aol.com
2 nd Board Member:	Joe Gehrki, 402-598-4656, joe.gehrki@bhhsamb.com
Treasurer (Non-Voting):	Deanna Clites, 402-572-6301. clitesd@gmail.com

Old Business:

- Active HOA Board members will continue to have their annual HOA dues paid by the HOA in recognition of their volunteer work efforts.
- Discussed WBW.org - agreed it's really the only publicly visible place to find us and important neighborhood information so we decided to keep it for the foreseeable future.
- Spring Fling - Homeowners want this social event back on the schedule; however no HOA dues will be spent on "adult beverages".
- Neighborhood Directory – A directory containing phone numbers and email addresses is very difficult to develop and maintain with the current HOA staffing. We'll continue to encourage people to set-up their personal profile in Nextdoor with personal contact information.
- Nextdoor.com (www.westbaywoods.nextdoor.com) – The HOA still believes this is the best and most convenient way to communicate with Homeowners, despite the negative feedback (and personality) of some of our neighbors. Between the WBW website and Nextdoor, the community has access to all HOA information we have available.

New Business | 2019 Projects & Priorities

- HOA Dues for 2019 are being increased to \$155.00, the maximum annual increase allowed by the covenants, to help cover the new HOA expenses.

- 2018 expense report and 2019 Budget will be posted in March. The 2019 budget still anticipates that the new City of Omaha will provide much less maintenance than the SID had previously performed.
- The HOA's additional priorities will include the overall maintenance of the "lake" and the areas outside of the neighborhood between the white perimeter fence and 180th & F streets.
- Mike Howland will contact the City of Omaha to formalize and finalize the Memo of Understanding between the City and HOA. Mike will also lead the 180th and F streets maintenance efforts, with help.
- Joe Gehrki will lead the neighborhood survey efforts to help the HOA Board prioritize the future budgets. Joe will also contact the City in an effort to increase the maintenance of the WBW "lake" at a level similar to the City Parks.
- Gary Cooper will contact Cardinal Fencing inquiring about a perimeter fence maintenance agreement.

Next HOA Board Meeting:

Date: February 23, 2019

Location: Hy-Vee, 180th & Q Streets

Time: 9:00 am