

West Bay Woods HOA Board Meeting

Date: March 3, 2019

Location: Hy-Vee, 180th & Q Streets

Time: 2:00 am

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

Homeowners Present: Tom Album, Tony Sortino, Doug and Bev Engel

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:

- Spring Fling - Homeowners want this social event back on the schedule; however no HOA dues will be spent on “adult beverages”.
- Nextdoor.com (www.westbaywoods.nextdoor.com) – The HOA still believes this is the best and most convenient way to communicate with Homeowners. Between the Westbaywoods.org website and Nextdoor.com, the WBW community has access to all HOA information we have available. **Access to additional HOA information shall be provided as outlined in the By-Laws.**
- Gary will contact Cardinal Fencing inquiring about a perimeter fence maintenance agreement.

New Business:

- 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. **2019 Invoices will be sent out in March**
- 2019 budget will be reduced in the categories of Sidewalk Snow Removal and Mowing around Lake and Perimeter. **New 2019 budget and 2018 expense report will be posted in March.**
- HOA BOD will review the proposed Maintenance Agreement with the City of Omaha.
- HOA BOD will verify coverage of the liability insurance where the HOA provides maintenance in lieu of the City.
- Mike to meet with City Forester concerning proposed maintenance of trees along 180th and F streets.

- Joe is beginning to develop the neighborhood survey which will include suggested items to be prioritized for future budgets.
- Bids for mowing, tree maintenance, fertilizer, etc. will be solicited for 3 contractors. Cleaning of the exterior side of the perimeter fence will be included in the scope.
- Doug and Bev Engel have volunteered to monitor the perimeter fence condition.
- An electrician (hopefully someone in WBW) will review the F Street entrance power supply and capacity. Current conditions do not support the holiday lighting.
- Neighborhood Directory – A directory containing phone numbers and email addresses is very difficult to develop and maintain with the current HOA staffing and budget. **We'll continue to encourage people to set-up their personal profile on Nextdoor.com with personal contact information.**

Next HOA Board Meeting:

Date: March 30, 2019

Location: Hy-Vee, 180th & Q Streets

Time: 9:00 am