

West Bay Woods HOA Board Meeting

Date: 08/14/2021

Location: Hy-Vee, 17810 Welch Plaza

Time: 9:00 a.m.

Board Positions for 2021 (Present at Meeting):

| | | | | |
|-------------------------------|-------------------------------------|----------------------|---------------|----------------------------|
| President: | <input checked="" type="checkbox"/> | Gary Cooper, | 402-492-9292, | glcoop916@msn.com |
| Vice-President: | <input checked="" type="checkbox"/> | Mike Howland, | 402-333-3485, | mrhowland@aol.com |
| Secretary: | <input checked="" type="checkbox"/> | Jim Gottschalk, | 402-932-5361, | jim.gottschalk1@gmail.com |
| Treasurer: | <input checked="" type="checkbox"/> | Ann Broyhill-Schram, | | abroyhill.schram@gmail.com |
| 1 st Board Member: | <input checked="" type="checkbox"/> | Joe Gehrki, | 402-598-4656, | joe.gehrki@bhhsamb.com |

Homeowners Present: Mr. Ricardo Perez

Old Business / Updates (From previous meetings):

- **HOA Covenant Violation Letter.** The Board will continue to modify the Covenant Violation Letter for effectiveness and ease of use. Current common violations are: trash cans/bags stored outside in view of the street, RVs and boats/trailers parked in driveways over 48 hrs, and incorrect roof shingle color or non-matching garage door paint. (Gary has lead)

New Business / Updates:

- **November Elections.** Discussions will begin on Nextdoor for upcoming HOA Board elections and solicit interested candidates for new Board members. An in-person, HOA meeting to discuss election results is currently scheduled at the Rohwer Library on Tuesday, November 16 6:30-8:30 pm. (Gary has lead)
- **Social Events.** A Food Truck night and Halloween Parade are currently being planned for social activities this fall. Dr. Mikail Kraft and Caitlin Mell have volunteered to plan some of the social events.
- **Mowing / Green Area Maintenance.** Due to increased heavy workload for City Parks crews from the latest storms, they have not been able to keep up with a sufficient mowing frequency. To supplement these efforts, Mike will get a bid from Montemarano Landscapes for additional mowing around the pond. Will also look at mowing down the weeds 3 times/year.
- **Perimeter Pond Maintenance.** Tree sapling growth around the pond perimeter continues to be an issue. Mike will talk to our pond maintenance technician about applying an environmentally safe chemical to control tree sapling growth. (Update: The pond maintenance technician will apply a 10' wide treatment around the pond perimeter to control sapling growth)
- **Tree Maintenance.** There is an issue with tree maintenance on homeowners' property at the Van Camp and F St entrances. Gary will make personal visits to the homeowners at the entrances, with trees on their property, to discuss maintaining them. Additionally, Mike will talk to the City Forester regarding the willow tree on the east side of the pond.

Financial Updates:

- Ann submitted the financial report for July 2021.

Next HOA Board Meeting:

Date: 09/18/2021 **Time:** 9:00 a.m.

Location: Hy-Vee, 17810 Welch Plaza