

West Bay Woods HOA Board Meeting

Date: July 27 2021

Location: Hy-Vee, 17810 Welch Plaza

Time: 9:00 a.m.

Board Positions for 2021 (Present at Meeting):

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

Homeowners Present: None

Old Business / Updates (From previous meetings):

- **Grounds and Maintenance.** Quality Irrigation continues to perform maintenance on our irrigation system, readjusting times and zones for best efficiency.

New Business / Updates:

- **180th & Van Camp Entrance Traffic Control.** Vehicles turning north from Van Camp onto 180th St will often que up on the south side of the center island, blocking traffic from turning south onto 180th St or resulting in vehicles being driven over the boulevard causing lawn damage. To remedy this, the Board took action to request a sign be posted by the city at the west side of the center island, directing drivers not to block the right lane. (Jim has action)
- **HOA Covenant Violation Letter.** The HOA President presented a draft WBW HOA Covenant Violation Letter to the Board for review and comment that will standardize notification to residents who may in violation of HOA covenants. The initial letter will be posted on NEXTDOOR to the homeowner concerned will also be left at the homeowner's residence as the initial notification. A formal letter to the homeowner would be the next step if the violation is not corrected. The Board will provide feedback comments for the final version.
- **Tree Maintenance.** The tree canopy at the 180th & Van Camp entrance is beginning to hang low enough to contact vehicles. Mike will reach out to the city for clarification on who has the responsibility to keep the canopy trimmed.

Financial Updates:

- **Nothing to Report.**

Next HOA Board Meeting:

Date: August 14, 2021 Time: 9:00-10:00 a.m.

Location: Hy-Vee, 17810 Welch Plaza