

West Bay Woods HOA Board Meeting

Date: Mar 27 2021

Location: Zoom Virtual Meeting (COVID-19 constraint)

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:	X	Joe Gehrki,	402-598-4656,	joe.gehrki@bhhsamb.com

Homeowners Present: None

Old Business / Updates (From previous meetings):

- **Van Camp Entrance Plumbing.** Backlund Plumbing completed the final plumbing repair/install for Van Camp sprinkler water meter pit. Bill paid (\$1,643).
- **HOA Dues.** Liens were signed and notarized for all delinquent dues homeowners in 2021 (HOA President, Gary Cooper). The Board discussed and agreed to keep February 15 as the deadline for annual HOA Dues payments and increased the grace period to 30-days.
- **HOA Insurance Policy.** Changes to the HOA Insurance Policy are in work and the Board established \$200,000 value with \$5,000 deductible for property damage repair/replacement to be included in the policy. The final version will be updated and ready for renewal in April. Ann has lead to finalize updates.

New Business / Updates:

- **Renewable Energy Device Approval.** The Board agreed to review each request for home renewable energy device installation on a case-by-case basis. Roof mounted units for renewable solar devices such as approved and installed at 3507 S. 184th Ave will be the maximum allowed.
- **Grounds and Maintenance.** Initial sprinkler system repair was accomplished along 180th St and F St. Further troubleshooting is required for the stretch along F St due to insufficient pressure and potential severed water line. The Board agreed to increase the sprinkler repair budget as needed for work along F St. Mike has lead to follow up with Quality Irrigation for this effort. The Board agreed to accept bid from Montemarano Landscapes for this season's mulch work. DMS Landscaping will continue with the grounds maintenance work.
- **Ash Tree Removal.** The city has a project underway to eventually remove all Ash trees (including living trees), which will affect those along 180th St. The city will not grind out the stumps so that responsibility will fall to the HOA for action. The Board will address and budget for tree replacement and stump grinding in the future.
- **WBW Garage Sale.** Currently, there is no volunteer to coordinate this year's Garage Sale. Ann will post a notice on Nextdoor requesting interest for a Garage Sale/dates and potential volunteer coordinator.
- **Nextdoor/WBW Website Ownership.** Board posting on Nextdoor will continue to be a shared responsibility. The Board discussed the need for a volunteer to manage WBW Website postings and potential software upgrade. Mike volunteered to look into website management and Gary will investigate options for upgrading the website.
- **Yard of the Month (YOM).** The YOM program will continue this year, running from Apr-Sep. Once the monthly winner has been selected, Ann has once again volunteered to continue posting the winning YOM on Nextdoor and place the sign in the yard.
- **Lake Shoreline Protection.** Some of the rock protecting the lake shoreline from erosion along the dam site has been removed over the winter, exposing the shoreline to potential erosion. As the lake is under city responsibility, Mike will pursue a discussion with the city to replace the rock.

Financial Updates:

- **Nothing to Report.**

Next HOA Board Meeting:

Date: May 1, 2021 **Time:** 9:00-10:00 a.m.

Location: Virtual Zoom Meeting