

Minutes  
West Bay Woods Homeowners Association  
Board Meeting  
9:30 a.m. September 24, 2022

**Attendees:**

Mike Howland – President  
Jim Gottschalk – Vice President  
Ann Broyhill-Schram – Treasurer (Excused Absence)  
Patrick Walsh – Secretary  
Mike Atchity – Board Member 1  
Brett Ehlers – Board Member 2 (Excused Absence)  
Chris Septak – Board Member 3 (Excused Absence)  
Larry Budler – Guest (18101 Atlas Street)

**Approve August 20, 2022, HOA Board Meeting Minutes – (All)**

The board voted to approve the minutes, which will be posted on the West Bay Woods HOA website: [www.westbaywoods.org](http://www.westbaywoods.org)

**Review Financials – (Howland)**

The treasurer reported finances are over budget in landscaping and sprinkler repairs, but under budget on other line items. However, when budget costs are projected through the end of October, finances should finish the year on budget.

Additionally, Howland submitted a letter for reimbursement from the City of Omaha for WBW contract mowing/weed spraying along the perimeter along 180<sup>th</sup> and F Street. The city reimburses the HOA for up to 12 mowings and three weed sprayings annually, based on the City of Omaha's contract rate. The HOA should receive a reimbursement check in the amount of \$3,700 in October.

**Discussion on Covenant Violation Letters – (Howland)**

Howland emailed board members a list of WBW property owners who are in violation of HOA covenant violations – most violations were for storing trash receptacles visible from the street. This topic was held over for discussion at the WBW HOA Annual Meeting on November 15, at 7 p.m., Rohwer Elementary School, 17701 F Street, Omaha, NE.

**2023 WBW HOA Board Election – (Howland)**

Details and timelines regarding the upcoming election of candidates for the 2023 West Bay Woods HOA Board were discussed. Howland will prepare the cover letter to accompany the mail-in ballots, which will be mailed to homeowners in October. Broyhill-Schram, Walsh, Gottschalk and Atchity will coordinate mailing.

Election results will be announced at the WBW HOA Annual Meeting on November 15, at 7 p.m., Rohwer Elementary School, 17701 F Street, Omaha, NE. The meeting will take place in the library located in the lower level.

Election information will also be posted on [www.westbaywoods.org](http://www.westbaywoods.org)

#### **Improved WBW HOA Events Signage – (Howland)**

Howland requested a volunteer to identify durable and multiple-use signage options to better inform homeowners of upcoming WBW HOA events near WBW entrances. Gottschalk volunteered to report back to the board on potential options.

#### **Update on Tree Trimming Bid – (Howland)**

Tree trimming to raise West Bay Woods tree canopy along the perimeter sidewalks parallel to both the 180<sup>th</sup> Street and F Street was approved and is in progress. The contractor was also requested to trim shrubs protruding through the fence along F Street back to the fence line to improve overall appearance. This additional work, not covered in the original bid, may result in a slight cost increase.

#### **Sprinkler System / WBW Lake Fountain Season Shutdown – (Howland / Walsh)**

The lake fountain shutdown for the season will occur in mid to late October. The sprinkler system shutdown and winterization by Quality Irrigation is scheduled October 21.

#### **Other Board Issues / Business**

##### **Fence Repairs – (Howland)**

Howland reported critical structural repairs to the HOA's white perimeter fencing were completed at minimal costs.

##### **West Bay Woods Lake – Thistle Removal**

Howland, Gottschalk and Atchity will set a date to complete removing thistles along the southwest side of West Bay Woods Lake this season.

##### **West Bay Woods Lake – Holes Along North Shore**

Holes along the north shore embankment of the lake will be filled in with rock. Atchity and Gottschalk volunteered to complete the project.

#### **West Bay Woods Upcoming Events**

- **Family Social.** A West Bay Woods Family Social will be held Sunday, September 25, from 5:30-7:30 p.m. at West Bay Springs Park. Food will be available for purchase. Participants are urged to complete the **RSVP WBW Social** form under the **Events** section on [www.westbaywoods.org](http://www.westbaywoods.org). The WBW HOA will provide desserts and bottled water while supplies last.

- **Halloween Parade.** The West Bay Woods Halloween Costume Parade will be held Saturday, October 22, beginning at 4:30 at West Bay Springs Park. Food will be available for purchase from 5-7 p.m. Participants are urged to complete the **RSVP WBW Halloween Parade** form under the **Events** section on **www.westbaywoods.org**. For additional information, refer to the WBW HOA homepage.

**Next Meeting Date**

October 22, 2022, at 9 a.m.

Core Bank, 168<sup>th</sup> and Q Street