

West Bay Woods HOA Board Meeting

Date: 09/18/2021

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. Doug Engle, Ms. Cindy Kostner

- The Board approved minutes from the 14 Aug 2021 meeting. Previous meeting minutes will be posted on Nextdoor and WBW website if that action hasn't already been completed (Gary/Jim).

Old Business / Updates (From previous meetings):

- **Fall Grounds Maintenance Update.** The City grounds mowing schedule appears to have stabilized on a 7-10 day cycle. Tree maintenance and future planting along 180th St will be reviewed for action (Mike).
- **Current City Maintenance of Pond Trail Grass Aras.** Cost estimates are being researched to determine if supplemental maintenance by a contractor is required or cost effective (Mike).
- **Entrance Tree Trimming.** Homeowners with trees on their property near 180th/Van Camp and F St entrances were contacted and are amenable to ensuring those trees are kept trimmed (Gary).
- **Revisions to Covenant Violations Notice.** Revisions are in work and will be submitted to the Board for review (Gary).

New Business / Updates:

- **Pest Control.** Moles have been discovered in the flower beds near North side of Van Camp entrance. Cost estimates will be researched from Pest Control contractors to address the issue (Ann/Jim).
- **Grounds Maintenance.** Based on recommendations from DMS Landscaping, the Ewe hedge in front of the Van Camp entrance signs will be trimmed this Fall to prevent covering sign lettering. The sprinkler system will be winterized by Quality Irrigation on October 25th.
- **New HOA Board Candidates.** Based on the current list of interested candidates, the Board does not feel a formal election is required. Potential candidates will be invited to the October meeting for discussion and affirmation of their willingness to serve on our 2022 HOA Board. Our annual in-person, HOA meeting is currently scheduled at the Rohwer Library on Tuesday, November 16, 6:30-8:30 pm. We will introduce our 2022 HOA Board members and present our proposed 2022 budget. (Gary has lead)

Financial Updates:

- **2022 Budget Preparation.** The Board reviewed the initial 2022 strawman budget and based on higher 2021 expenses, voted to increase HOA dues \$35 for 2022. Adjustments were made to the rest of the budget based on changing expenses (Ann).

Next HOA Board Meeting:

Date: 10/16/2021 **Time:** 9:00 a.m.

Location: Hy-Vee, 17810 Welch Plaza