

## West Bay Woods HOA Board Meeting

Date: Feb 20 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,	gcoop916@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 <sup>st</sup> Board Member:	X	Joe Gehrki,	402-598-4656,	joe.gehrki@bhhsamb.com

Homeowners Present: None

### Old Business / Updates (From previous meetings):

- **Fence Replacement Fund.** Initial funds were transferred to the HOA savings account as a start for eventual fence replacement. Gary is working on obtaining replacement bids for planning purposes.
- **Van Camp Entrance Sign.** The lights remain on during daytime hours and vendor stated they will correct once weather permits.
- **Sprinkler System Contractor.** Quality Irrigation is the new contractor for HOA sprinkler system repair.
- **Van Camp Entrance Plumbing.** Backlund Plumbing still needs to finish final plumbing repair/install. Final work was delayed due to weather. Mike will follow-up once ground has thawed for repairs to take place before sprinklers are turned on for the season.
- **Ground Fault Issue.** Still experiencing a breaker tripping issue near F Street entrance. Mike is monitoring as snow melts and spring rains come to see if the issue was related to holiday lights or our system.
- **Holiday Lights Service.** Elkhorn Lawn Care is new vendor for holiday lights and they are in possession of our light decoration inventory. The change in service saved approx. \$1,500.

### New Business / Updates:

- **HOA Dues.** Records show 42 homes still owe for 2021 dues. The deadline for payment was Monday, February 15 and outstanding homes are now in a grace period until March 1, 2021. Two mailings and 3-4 Nextdoor postings were sent out for Dues notification. The current Delinquent List will be sent to HOA Board members to see if they recognize any names to contact. As of March 1, 2021, the Delinquent List will be sent to the attorney for Lien processing.
- **HOA Insurance Policy.** The HOA Board will review current policy and update as necessary to reflect any changes resulting from City annexation (i.e., delete the lake and any property now belonging to the city). Ann has lead to work updates and the Board will review any changes. Policy renewal is scheduled for April.
- **Trash Can Damage.** One of the trash cans on the South side of lake was damaged by a city vehicle during trash pickup. Mike will contact City Parks Division on bent trash can stand that needs spring repair.

### Financial Updates:

- **Nothing to Report.**

### Next HOA Board Meeting:

Date: March 27, 2021 Time: 9:00-10:00 a.m.  
Location: Virtual Zoom Meeting