

Minutes  
West Bay Woods Home Owners Association  
Board Meeting  
10:15 a.m., August 20, 2022  
Zoom Online Meeting

**Attendees:**

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

**Approve May 2022 HOA Board Meeting Minutes – (All)**

The board voted to approve the minutes, which will be posted on the West Bay Woods HOA website. **West Bay Woods Homeowners Association.Org**

**Review Financials – (Ann)**

The treasurer reported finances to date are on budget. The board will continue to evaluate 2022 budget requests to contain costs.

**Discussion for Approval of Landscape Wall 184<sup>th</sup> Ave. and C Street – (Ann)**

The board voted to approve construction of a short retaining wall between the sidewalk and utility boxes to reduce soil erosion. Construction is expected to be completed the first half of September.

**Discussion on Tree Trimming Bid – (Mike Howland)**

Mike is awaiting a contractor's bid to raise West Bay Woods tree canopy along the perimeter sidewalks parallel to both the 180<sup>th</sup> Street and F Street. Once received, the bid will be forwarded to board members for consideration.

**Mid-Season Update on Sprinkler System Health – (Patrick)**

The overall health of the HOA sprinkler system is good following the extensive system repairs completed earlier this spring. Quality Irrigation (QI) was contacted to inspect the system along the F Street entrance to determine proper functionality due to excessively dry conditions.

On August 11, QI's technician discovered the system had been turned off at the control box – despite having been fully functioning earlier this spring. The system was activated and watering time increased to compensate for the dry conditions. The technician then adjusted sprinkler heads while verifying all sprinkler heads were operational.

### **2023 WBW HOA Board Election – (Mike Howland / Ann)**

Details and timelines regarding the upcoming election of candidates for the 2023 West Bay Woods HOA Board were discussed. WBW property owners will receive via U.S. mail specifics regarding the election, including:

- Filing qualifications and deadline for candidates
- Mid-October mailing of official HOA ballots to homeowners
- Mail-in ballot and in-person return deadlines

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 the **West Bay Woods Homeowners Association.Org** website.

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

#### **Fence Repairs – (Mike Howland)**

Mike reported critical structural repairs to the HOA's white perimeter fencing are complete.

#### **West Bay Woods Family Social – (Ann)**

A West Bay Woods Family Social will be held on Sunday, September 25, from 5:30-7:30 p.m. at West Bay Springs Park. Food will be available for purchase. Participants planning to purchase food are urged to complete the **RSVP WBW Social** form under the **Events** section on the **West Bay Woods Homeowners Association.Org** homepage. The WBW HOA will provide desserts and bottled water – while supplies last.

#### **Next Meeting Date**

September 24, 2022, at 9 a.m.  
Core Bank, 168<sup>th</sup> and Q Street