

West Bay Woods HOA Annual Meeting

Date: 11/16/2021

Location: Rohwer Elementary School Library

Time: 7:00 p.m.

Board Positions 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

New 2022 HOA Board Members Present: Mr. Mike Atchity, Mr. Brett Ehlers, Mr. Pat Walsh, and Mr. Chris Septak

Meeting Agenda and Discussion:

1. Welcome – Gary Cooper

- a. A welcome to all attending homeowners was extended by Gary, who is the outgoing President.

2. Introductions of Current Board Members – Gary Cooper

- a. Of the current Board members, Gary Cooper and Joe Gehrki are retiring from the Board

3. Introduction of Additional Board Members – Gary Cooper

- a. Gary introduced the new HOA Board members, who all volunteered for the positions and were selected by the Board in lieu of a formal election due to the difficulty in attaining a homeowner quorum. Gary also noted that all volunteers who responded to the HOA call for 2022 board membership were appointed to the board or will serve as committee volunteers, so no election needed. With our four new members, we will have a diverse home owner age representation and a seven member HOA board for 2022.

4. Project Overview – Mike Howland

- a. **Sprinklers** – F St and Van Camp – Mike presented a summary of the extensive repair to the sprinkler system due to age and deterioration. The unexpected, additional repair costs overspent the allotted budget during the last 2 years. Mike noted that several zones are still not functioning properly south of the Van Camp entrance and will also need repair during spring 2022 system start up.
- b. **Pond** – Algae accumulation has been minimized with environmentally friendly chemical applications. A fish study was conducted this summer showing a healthy population of bass, blue gill, and crappie. Volunteer tree saplings are controlled with an environmentally friendly spray near the shoreline and by HOA volunteers cutting on the banks. Volunteers also helped remove an estimated 200 gal. of trash from the lake in 2021.
- c. **Grass mowing around lake** – The city has been more consistent with mowing around the pond since the post Omaha storm damage delayed City Park mowing earlier this summer. For now, plan is to let the city of Omaha continue this service and not spend HOA funds to take this over.
- d. **Upkeep at utility boxes at C St and 184th Ave, lake pump and fountain utility boxes near the Van Camp Traffic Circle, and landscaping at the corner of 180th and F Street** – The city does not maintain landscaping around these areas so the HOA added these areas to the grounds maintained by our landscaping contractor (DMS Landscaping) this fall. This will be an added expense for 2022.
- e. **Other maintenance issues** – Over \$4,600 has been spent in 2021 on the 180th St Entrance sign due to vandalism. The white vinyl perimeter fence will require replacement at some future point. The Fence has become brittle due to age and replacement parts are difficult to find or we have to improvise with similar product. We repaired vandalism in the white fence along F Street and several broken posts along 180th street in 2021. \$20,000 seed money has been set aside for future replacement with a potential total cost of approximately \$200,000. Our biggest risk exposure for the fence is a sustained high wind event that simply lays large segments flat.

5. Treasurer's Report – Ann Broyhill-Schram

- a. **Current snapshot** – At the end of November we have approximately \$35k in checking available for expenses and an additional \$20k in fence fund savings. Year-to-date expenses are above our revenue

dues collections. We have dipped into reserves to cover necessary repairs and maintenance throughout the neighborhood.

- b. **2022 Budget line-item increases** – Will be finalized in January 2022 once we are able to finalize 2021 year-end expenses. We are anticipating increases in, but not limited to, MUD-due to city increases and sprinkler water supply repairs; Landscape Maintenance & Renewal-primarily due to labor rate increases for sprinkler system repairs, new grounds maintenance areas, and for our entrance sign areas. Increases also needed for our mowing contract along F St and 180th outside the fence line and for our Lake Treatment & Fountain maintenance – both due to labor increases; and finally in our Administrative Exp & Taxes-due to postage increases and insurance fee increases.
- c. If you have any specific expense or budget questions, please email them to Ann at abroyhill.schram@gmail.com.
- d. **2022 dues increase - covenants allow up to 125% annual increases based on previous year's dues** – HOA dues will increase by \$35 for 2022 (\$190 total) primarily due to increased grounds maintenance costs.

6. Covenants – Gary Cooper

- a. The current covenants expire in 2025 with automatic 10-year extension.
- b. **Recap of past violations** – Common past violations are: trash cans/bags stored outside in view of the street, RVs and boats/trailers parked in driveways over 48 hrs, and incorrect roof shingle color or non-matching garage door paint.
- c. **Discuss and hand out new Violation Notice Document** – The HOA is still in effect to enforce covenant violations to maintain the neighborhood integrity. To that end, a Covenant Violations Notice has been developed for delivery to homeowners in violation as a friendly reminder for situational awareness and to correct the situation.

7. Special Events – Ann Broyhill-Schram

- a. Halloween Parade – SUCCESS! Approximately 70 trick or treaters participated and The Roaring Boar food truck provided meals for purchase.
- b. Easter Egg Hunt – There is interest but we need a volunteer to coordinate.
- c. Spring Fling – Need volunteer
- d. Garage Sale – Need volunteer
- e. 4th of July Parade – There is interest but we need a volunteer to coordinate.
- f. Yard of the Month – The YOM will continue with \$50 Hy-Vee gift cards for the prizewinner.
- g. Any new event suggestions? – No new suggestions were presented.

8. New Business and Announcements

- a. Next HOA meeting is tentatively set for January 15th, 2022
 - Held at Core Bank on 168th and Q SW Corner.
 - 9:15 a.m. – park on the West side of the bank, not in front (for customers only).
 - Neighborhood attendance is encouraged.

9. Meeting Adjourned. Attendees recorded:

Don Chirhart
Patrick Walsh
Mike Howland
Brett Ehlers
Carol Evans
Bob Schmoll

Diane Atchity
Mike Atchity
Chris Septak
Joe Gehrki
Jim Gottschalk
Dick Wilson

Shirley Wilson
Ann Broyhill-Schram
Doug Engel
Bev Engel
Jerry King
Gary Cooper

Dec 28, 2021 - West Bat Woods HOA Update and Addendum to the Nov 16, 2021 Annual Meeting.

The 2022 WBW HOA Board met via email exchanges during Dec 2021. The following WBW 2022 positions were voted on and are officially recorded for the record as shown below:

President: Michael (Mike) Howland

Vice President: Jim Gottschalk

Treasurer: Ann Broyhill-Schram

Secretary: Patrick (Pat) Walsh

1st Board Member: Mike Atchity

2nd Board Member: Brett Ehlers

3rd Board Member: Chris Septak