

West Bay Woods (WBW) Home Owners Association (HOA) Meeting Minutes

Date: Dec 5, 2020

Location: Zoom Virtual Meeting (COVID-19 constraint)

Time: 09:00 a.m.

Board Positions for 2020:

President:	Shane Piper,	402-630-4550,	sep65@cox.net
Vice-President:	Gary Cooper,	402-492-9292,	glcoop916@msn.com
Secretary:	Mike Howland,	402-333-3485,	mrhowland@aol.com
1 st Board Member:	Joe Gehrki,	402-598-4656,	joe.gehrki@bhhsamb.com
2 nd Board Member:	Jim Gottschalk	402-932-5361	jim.gottschalk@gmail.com
Treasurer (Non-Voting):	Ann Broyhill-Schram		abroyhill.schram@gmail.com

Present: Shane Piper, Gary Cooper, Mike Howland, Joe Gehrki, Jim Gottschalk, and Ann Broyhill-Schram

Homeowners Present: None – this was a Board-only virtual meeting due to COVID-19. Homeowners as always are encouraged to contact any board member if they have an issue they wanted the board to consider or discuss.

Old Business / Updates (From previous meetings):

- Shane posted a WBW HOA Year-End Update to WBW homeowners to NextDoor on 25 Nov.
- Our Van Camp entrance sign and lighting repair project is completed. Mike will check with the sign company about daylight sensors as sign is staying lit during daytime.
- The tree trimming project to clear sidewalks and fence-line along 180th St and F St is completed.
- Fence repairs for vandalism and broken fence posts along 180th and F Streets are completed.
- Sprinkler zone repairs near and for the zones north of the Van Camp entrance are complete. The repairs to sprinkler zones on the east side of F Street could not be completed in 2020 and remain work for early 2021. The entire system is blown out and shut down for the winter.
- The leaking valves in the pit for our water meter at the Van Camp entrance, as reported by MUD for repair, remains an open project. Backlund plumbing was not able to clean out the pit so repairs could be made as of our 6 Dec HOA meeting. **Post meeting addendum:** Mike spoke with the owner of Backlund Plumbing who noted that newly assigned contract work on sewer maintenance (with deadlines) with the City of Omaha has consumed his pump suction trucks that are needed for our project. He agreed to keep us better informed and promised he would get the pit cleaned out the week of 7 Dec. Work still pending.

New Business / Updates:

- Consistent with our rotation of Board Officers, Shane Piper will drop off the HOA board as of Jan 2021. We note and thank Shane for his many years of devoted service to the WBW HOA.
- We approved the following HOA Board voting member positions for calendar year 2021. Note: Ann remains as Treasurer for continuity of that position, but, will now be a voting member of the 2021 board.

2021 WBW HOA Officers

President:	Gary Cooper
Vice-President:	Mike Howland
Secretary:	Jim Gottschalk
Board Member:	Joe Gehrki
Treasurer	Ann Broyhill-Schram

- Mike noted the tremendous popularity of fishing in our WBW Lake has increased in 2020. It is an outdoor family friendly COVID activity. Multiple home owners have asked Mike if we could stock more bass in 2021. Mike reports that before the HOA can consider this, a spring fish survey to assess population density in our lake is needed. Mike asked to use ~ \$800 of our 2021 pond maintenance budget to conduct a formal survey. Mike expects to be able to do this within the normal lake maintenance budget. After discussion, the board approved that allocation. The survey will be done in the April/May 2021 timeframe. Mike and Jim volunteer to man the nets for our pond maintenance company. Fish are shocked to the surface; they must be netted and placed in a live well. Numbers are counted and go into a formula to estimate lake wide populations. The netting fish are released back into the lake at the end of the process.

Financial Updates:

- Ann provided an HOA budget update through the end of November to Board members ahead of this meeting. Our budget forecasts for 2020 have held up well.
- Mike and Ann reported that the City of Omaha re-imbursed us for HOA paid 2020 mowing of the out-lots and right-of-way along F Street and 180th Streets in the amount of \$2,747.54. Ann deposited the check and posted the credit as income for 2020.
- The board agreed to keep homeowner dues the same for 2021. We tentatively set the 2021 budget the same as our 2020 budget with minor adjustments. The one budget exception for 2021 was a reduction in the OPPD line to \$4,500 reflecting a decrease in electrical consumption for 2020. Despite the unexpected expense to replace our entrance sign at the Van Camp entrance, we stayed very near our 2020 budget. Pumping repairs to our sprinkler system water meter leaking supply line valves (at the corner of 180th and Van Camp) should be completed in Dec of this year.
- We discussed forward significant maintenance items for 2021 and beyond. We noted a need to budget for Holiday lighting replacements and work on getting multiple bids for holiday entrance lighting maintenance and refresh. Mike noted the carryover need to fix our damaged sprinkler system line along far south 180th St and the eastern sprinkler zones of F Street. Mike suspects the damage was likely caused by utility work, but we could not pin the damages to any specific digging project by City of Omaha or other utility

work that we know was done at the intersection of 180th and F. We also discussed the need to start a budget line for replacement of our 20-year old perimeter fence. The fence is brittle with the aging of the material and subject to significant loss with a high wind event. Replacement parts are difficult to obtain. A full replacement cost budget line will need to be covered by a special assessment increase to annual homeowner dues and will be spread out to minimize homeowner impact over a number of years starting with the 2022 budget. We will get replacement estimates in 2021 to determine amount to be raised and establish the amount we need to save for the replacement.

- We expect to have 2020 budget financial close out information and our approved 2021 budget posted on-line by mid January 2021.

Next HOA Board Meeting:

Date: Jan 9, 2021 Time: 10:00-11:00

Location: Virtual Zoom Meeting, details pending