

Minutes
West Bay Woods Home Owners Association
Board Meeting
9:30 a.m., May 21, 2022
Core Bank, 168th and Q Street

Attendees:

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

Approve April 2022 HOA Board Meeting Minutes – (All)

The board voted to approve the minutes, which have been posted on the West Bay Woods HOA website.

Review Financials (Ann)

The treasurer reported finances to date are on budget and reflect expenses submitted for sprinkler repairs along the F Street entrance and spring system start-up. These expenses do not reflect upcoming sprinkler system repairs scheduled along 180th Street later in May.

Budget Implications of Unexpected Sprinkler System Repairs – (Mike Howland)

Unexpected system damage along the WBW's F Street entrance included replacement of 25 sprinkler heads and system backflow preventer. Repairs are now complete and the system is operational. System damage along the 180th Street entrance was significant and included broken sprinkler heads and valve replacements. Repairs are scheduled to begin May 23.

As a result of these expenses, the board will push this year's tree replacements into 2023 and reassess other improvements to help offset the sprinkler system repairs.

Retaining Wall

A bid from DMS Landscaping, Inc., was received for a short retaining wall and replacement of shrubs around utility boxes adjacent to the lake trail entrance at the intersection of 184th Avenue and C Street. The board requested a second bid for the project. Mike Howland volunteered to contact Ground Effects Lawn and Landscaping for the second bid.

Feedback: Covenant Violation Letters – (Mike Howland)

Mike reported generally positive results from the violation notification letters mailed to homeowners. Overall, those homeowners contacted complied with the board's requests. Only one second letter violation notice is scheduled to be mailed later this month.

Van Camp Drive Entrance Shrubs – (Mike Howland)

At the April Board meeting, members discussed possibly removing the winter-damaged Yews in front of the WBW entrance sign at Van Camp Drive. Since the Yews have recovered in the last month, the board moved to table further discussion.

Other Spring Maintenance Actions – (Mike Howland / All)

- **Fence Repairs**
Mike requested Patrick Walsh to review Damaged Fence Sections Report to identify structurally compromised sections that require immediate replacement. All other damaged fence sections will be postponed for repair/replacement in 2023.
- **Tree Maintenance (Trim, Stump Removal, Select Planting Locations)**
Discussion carried over to the next board meeting. In the interim, Mike will contact the City of Omaha's Forrester to ensure the department has an up-to-date list of WBW's trees identified for removal.
- **Coordinate WBW Lake Kayak Clean-Up Date**
Mike Howland will coordinate a lake clean-up date with Brett Ehlers.

Social Events Update – (Ann)

- **WBW Garage Sale** – This event is scheduled for June 9-12. Brett Ehlers has posted the upcoming event on the WBW HOA website. Brett will place signs at the entrances to WBW and around the development prior to the event.
- **July 4th Parade** – The event will take place at 9:30 a.m. Participants will gather on the north end of the WBW lake and proceed along the west side to the park. Prizes will be awarded, with games and snacks provided at the park. Signs will be posted around West Bay Woods with flyers distributed to residences prior to the event.
- **Family Day** – This event is tentatively scheduled for September 25 at the West Bay Springs Park. Additional details will be provided at a later date.

Other Issues

- **WBW HOA Board Election – (Mike Howland / Ann)**
A general election will be held for seats on the WBW HOA board in November. Mike Howland will lead the call for board candidates running for election on a November mail-in ballot. Additional details regarding this election will be communicated to WBW homeowners in the near future.
- **Additional WBW Lake Trash Container – (Mike Howland)**
Board members discussed requesting from the Omaha Parks Department an additional trash container along the lake at the trail entrance off 184th Avenue. Patrick Walsh will contact the Omaha Parks Department to determine the feasibility and placement of a container in that location.
- **Parking Issue North End of Lake – (Jim Gottschalk)**
Jim reported that visitors using West Bay Woods lake along Van Camp Drive and intersections on the north end are causing parking issues and obstructing traffic. Jim will

contact the City of Omaha's Traffic Department to determine potential options restricting parking in those corridors.

Next Meeting Date

June and July – No board meetings

August – Proposed tentative meeting dates of either August 6 or August 21. Mike Howland will survey board members to set meeting date.