

West Bay Woods HOA Board Meeting

Date: 10/23/2021

Location: Hy-Vee, 17810 Welch Plaza

Time: 9:00 a.m.

Board Positions for 2021 (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

Homeowners Present (prospective Board Candidates for 2022): Mr. Mike Atchity, Mr. Brett Ehlers, Mr. Pat Walsh, and Mr. Chris Septak

Old Business / Updates (From previous meetings):

- **Sprinkler System.** Sprinkler system shutdown is complete. A significant amount of repair has been accomplished on the system this year at considerable expense, and more work is needed beginning next Spring. There are still leaking valves at the Van Camp entrance and additional work is needed on watering zones along 180th St and F St, north of the Van Camp entrance. Next Spring the Board intends to identify an additional point of contact to assist Mike in keeping track of sprinkler system status (Mike).
- **Fall Grounds Maintenance Status.** Work is still needed to eliminate the volunteer trees along the SW lake bank (Mike will coordinate with volunteers). Montemarano Landscapes will continue mowing into early November and then provide several weeks of leaf removal along our perimeter grounds. The city has been more consistent with mowing around the pond since the post Omaha storm damaged 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. It is currently uncertain when the City will remove the known dead trees along 180th and F Streets. The City has a considerable backlog in this activity, but will eventually remove them. We plan to plant some replacement trees annually and grind out stumps as the City will not provide stump removal. The Board will work to obtain bids for planting selected trees and grinding out existing tree stumps next spring (Mike).
- **Perimeter Tree Trimming.** The Board will defer tree trimming to after spring leaf out for the perimeter trees along 180th and F Streets.
- **Pest Control.** Envision Pest Control was hired to address the Mole infestation in the flower beds near North side of Van Camp entrance. The treatment was applied on Sep 23rd and no further activity has been noticed. Jim will contact Envision Pest Control for any required follow-up.

New Business / Updates:

- **Holiday Lighting.** Elkhorn Lawn and Landscape will continue to put up and take down the holiday lighting at the Van Camp and F St entrances this year (Ann).
- **November Annual Meeting.** Our annual in-person, HOA meeting is scheduled at the Rohwer Elementary School Library on Tuesday, November 16, 7:00-8:30 pm. We will introduce our 2022 HOA Board members and present our proposed 2022 budget (Gary).

Financial Updates:

- **2022 Budget Preparation.** The Board reviewed the updated budget for 2021. Considerable funds were spent from HOA savings this year to cover unexpected perimeter landscape costs (includes sprinkler system) and more repairs are required in the spring. The HOA will also have DMS add services to maintain common WWB grounds that are not currently maintained, but need to be (Lake utility box area, Utility box screen at 184th Ave and C St, and landscape plantings at corner of 180th and F Streets). The ongoing annual expenses, for routine HOA maintenance of our common grounds, exceed income from our current level of dues. As a result, HOA dues are projected to increase \$35 for 2022 to compensate for these ongoing annual expenditures (Ann).

Next HOA Board Meeting:**Date:** November 16th, 2021**Time:** 7:00-9:00 p.m.**Location:** Rohwer Elementary School Library