

Minutes
West Bay Woods Homeowners Association
Board Meeting
9 a.m. October 22, 2022

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

Approve September 24, 2022, HOA Board Meeting Minutes – (All)

The board voted to approve the minutes, which will be posted on the West Bay Woods HOA website:
www.westbaywoods.org

Review Financials – (Howland/Broyhill-Schram)

Howland reported some finances to date are over budget. Unexpected repairs to WBW 22-year old sprinkler system was a major contributor to the budget deficit. Outstanding expenses remaining this year include the lake fountain shutdown, October MUD bill, sprinkler system shutdown, and mowing/leaf fall landscape clean-up. Overall, when factoring in other line items running under budget this year, finances are projected to finish the year under budget.

Review Proposed 2023 Budget – (Howland/Broyhill-Schram)

Howland presented a preliminary 2023 budget for review and solicited board feedback. A proposed 2023 budget will be formally presented for approval at the West Bay Woods Homeowners Association Annual Meeting to be held at 7 p.m., on November 15, at Rohwer Elementary School, 17701 F Street, Omaha, NE.

Discuss Annual Meeting Agenda – (Howland)

Howland and the board discussed proposed agenda items for the WBW HOA Annual Meeting. The agenda, including an official ballot of candidates running for election to the 2023 WBW HOA Board of Directors, will be mailed to WBW homeowners in late October. The agenda will also be posted on the West Bay Woods HOA website: **www.westbaywoods.org**

Discuss Covenant Violation Letters – (Howland)

Howland provided the board members with a list of WBW property owners who were in violation of HOA various covenants – most violations continue to be for storing trash receptacles visible from the street, often days after trash pick-up. Those homeowners will be notified of the violation(s). This topic, along with reoccurring covenant violations, will also be discussed at the upcoming WBW HOA Annual Meeting on November 15, at 7 p.m., Rohwer Elementary School, 17701 F Street, Omaha, NE.

Update To Improve WBW HOA Events Signage – (Gottschalk)

At the September board meeting, Howland requested a volunteer to study options and pricing for a durable, multiple-use sign to better inform homeowners of upcoming WBW HOA events near WBW entrances. Gottschalk provided the board with available options. The most versatile option was a durable A-frame design that allows interchangeable customized event signs to be inserted from the top of the frame. A smaller blank panel below provides an area to affix a printed customized sticker posting

event date and time information. The board approved the design and need for three signs. Once the number of HOA events for 2023 are finalized, Gottschalk will request a price quote from the vendor for board approval.

2023 WBW HOA Board Election – (Howland)

Details and timelines regarding the upcoming election of candidates for the 2023 West Bay Woods HOA Board were discussed. Howland prepared a cover letter to accompany the mail-in ballots, which will be mailed to homeowners in October. Broyhill-Schram and Walsh will coordinate mailing.

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 www.westbaywoods.org

West Bay Woods Upcoming Events – (Broyhill-Schram)

- **Halloween Parade.** The West Bay Woods Halloween Costume Parade is scheduled for Saturday, October 22, beginning at 4:30 p.m. at West Bay Springs Park. Food will be available for purchase from 5-7 p.m. For additional information, refer to the **Events** section on the WBW HOA homepage: www.westbaywoods.org

WBW HOA Website Maintenance – (Howland/Broyhill-Schram)

Board members discussed identifying a backup to Broyhill-Schram to help maintain the WBW HOA website. This item was held over for further discussion at the November 15 board meeting.

Sprinkler System / WBW Lake Fountain Season Shutdown – (Howland / Walsh)

The lake fountain shutdown for the season is scheduled October 24. Quality Irrigation's earliest available date for the sprinkler system shutdown and winterization was October 21. Due to the hard freeze October 17, board members Howland, Gottschalk and Walsh drained the sprinkler system's backflow valves to prevent damage, verified by QI technicians later that day. During the winterization shutdown, additional pre-existing issues (e.g., gate valve shutoff and rusted broken valve handles, etc.) were identified that will require further follow-up and repair.

Set Date for January Board Meeting

January 21, 2023, at 9 a.m.

Core Bank, 168th and Q Street

Other Board Issues/Business

Gottschalk advised the board he plans to contact the Army Corp of Engineers to replace the fencing, add a pedestrian gate and re-seed the grounds in the area located on the northeast corner of Van Camp Drive and South 184th Avenue, following the Corps extensive removal of trees bordering WBW. He will update the board in an upcoming meeting.

Next Meeting Date

November 15, 2022, at 7 p.m.

Rohwer Elementary School – Library , Lower Level
17701 F Street, Omaha, NE.