

Minutes
West Bay Woods Home Owners Association
Annual Board Meeting
Rower Elementary, 17701 F Street, Omaha, NE
7 p.m., November 15, 2022

Attendees:

Mike Howland – President
Jim Gottschalk – Vice President
Ann Broyhill-Schram – Treasurer
Patrick Walsh – Secretary
Mike Atchity – Board Member 1
Kelly Carder – Board Member 2

Opening Remarks – (Howland)

Howland opened the meeting by welcoming more than 15 homeowners in attendance. Homeowners were provided an overview of the board's role and responsibilities, in addition to some of this year's challenges ranging from repairs to perimeter fencing to extensive sprinkler system repairs. Howland then introduced each board member, who provided a brief background on themselves and their position the board.

2023 WBW HOA Board of Directors Election Results – (Howland)

Howland announced the election results for the six candidates running for the WBW HOA 2023 Board of Directors. Out of more than 330 ballots mailed, 28 ballots were returned. Based on the returns, all six candidates were elected to the board. Howland thanked outgoing board member Brett Ehlers -- who did not stand for re-election -- for his service to the board and to the West Bay Woods community. Howland congratulated board candidates and welcomed the newest board member, Kelly Carder.

Approve October 22, 2022, HOA Board Meeting Minutes – (All)

The board approved the minutes, which are posted on the West Bay Woods HOA website:
www.westbaywoods.org

New West Bay Woods Website – (Broyhill-Schram)

Broyhill-Schram discussed the HOA's newly redesigned website **www.westbaywoods.org**. The website allows homeowners one-stop access to HOA Board of Directors contact information, board meeting minutes, financial information, covenants, social events and more.

Review 2022 Financials – (Howland/Broyhill-Schram)

Howland reviewed the WBW HOA Monthly Recap of January 1, 2022, through December 31, 2022, exhibit with homeowners. The exhibit also contrasted the 2022 budget against 2021 actuals. The 2021 budget ended with a budget shortfall, prompting the board to increase annual dues from \$155 to \$190.

Howland also explained the rationale behind establishing a fence fund to help offset replacement costs of the HOA's perimeter fencing in the event of a catastrophic weather event. In addition, he recapped other expenses incurred this year, including installing a retaining wall along 184th Avenue and C Street near the lake entrance to eliminate a safety hazard, as well as significant expenses to repair the 22-year-old sprinkler system.

Overall, due to careful management of expenses this year and some expenses running under budget, the HOA's 2022 budget is projected to finish with a surplus of about \$400.

Proposed WBW 2023 Budget/Annual Dues (Howland)

Howland announced there will be no annual dues increase for 2023. He also introduced the approved 2023 budget and how the budget was allocated. The 2023 budget has been posted on the West Bay Woods website: www.westbaywoods.org

West Bay Woods HOA Covenants – (Howland)

Howland reviewed some of the most common and recurring covenant violations in WBW. Most violations include:

- **Storing trash/recycling containers.** All trash/recycling containers must be hidden from view of the street, except the night before and on designated collection days.
- **Campers and boat trailers.** There is a 48-hour limit for storage in your driveway/property.
- **Grass clipping, leaves and fertilizers.** Do not clear lawn clippings, leaves and excess fertilizer onto sidewalks or into the street – properly dispose of lawn clippings/leaves. Sweep or blow lawn spreader fertilizers/chemicals back on to the lawn.
- **Exterior home/landscaping improvements.** Contact the HOA for approval before planning, signing a contract or beginning a self-work home improvement project. Review the HOA covenants and contact an HOA board member for guidance in requesting project approval.
- **Color/style requirements for roof replacements.** Contact an HOA board member to ensure the specific shingle style and color choice is not in violation of the WBW HOA covenants and to ensure a consistent overall neighborhood appearance.
- **Vertical and horizontal tree clearances.** Ensure trees near the street and sidewalk meet both vertical and horizontal clearance requirements. Contact any WBW HOA board member for guidance.

2023 West Bay Woods Events – (Broyhill-Schram)

Broyhill-Schram recapped the 2022 social events and the events planned for 2023. Upcoming social events for 2023 have been posted on the WBW HOA homepage at www.westbaywoods.org under the **Events** section. Additionally, new signage will be posted at WBW entrances one week before upcoming events. If you are interested in helping with or coordinating one of the social events, contact Broyhill-Schram for more information.

Next Meeting Date

January 21, 2023 at 9 a.m., Core Bank, 168th and Q Street