

West Bay Woods HOA Board Meeting

Date: Jan 09 2021

Location: Zoom Virtual Meeting (COVID-19 constraint)

Time: 10:00 a.m.

Board Positions for 2021 (Present at Meeting):

President:	X	Gary Cooper,	402-492-9292,	glcoop916@msn.com
Vice-President:	X	Mike Howland,	402-333-3485,	mrhowland@aol.com
Secretary:	X	Jim Gottschalk,	402-932-5361,	jim.gottschalk1@gmail.com
Treasurer:	X	Ann Broyhill-Schram,		abroyhill.schram@gmail.com
1 st Board Member:	X	Joe Gehrki,	402-598-4656,	joe.gehrki@bhhsamb.com

Homeowners Present: None

Old Business / Updates (From previous meetings):

- **2021 Budget.** Final adjustments were made to the 2021 budget and it was approved. A line item for the 2021 Social event remains in the budget in the event public health conditions are favorable enough to host one. Yard of the Month recognition program will continue and be active through the Apr-Sep timeframe.

New Business / Updates:

- **Fence Replacement Fund.** The white HOA fence along 180th St and F St will require replacement at some point in the future when it can no longer be maintained due to deterioration. To begin planning for this eventuality, the Board agreed to transfer \$20K from end of year account funds in the HOA budget to a savings account as an initial planning effort. An estimate for fence replacement will be obtained for planning purposes.
- **HOA Administrative Paperwork Update.** With the new slate of HOA Board positions for 2021, all administrative paperwork will be updated, reflecting the change in personnel.
- **Holiday Lights Service.** The Board discussed our holiday lights installation, takedown, and storage service to a more economical contractor. After research into several potential candidates, Elkhorn Lawn Care was selected as our new holiday lights contractor at a significant savings.
- **Grounds Maintenance.** The Board discussed and agreed to renew the existing Grounds Maintenance contracts and will obtain new bids for sprinkler system maintenance service for the 2021 season.

Financial Updates:

- **2021 Budget Recap.** The 2021 budget recap will be posted on the westbaywoods.org and Nextdoor (WBW section) websites for review (in the documents section).

Next HOA Board Meeting:

Date: Feb 13, 2021 **Time:** 9:00-10:00 a.m.

Location: Virtual Zoom Meeting