

Minutes
West Bay Woods Home Owners Association
Board Meeting
9:15 a.m., May 31, 2025

Attendees:

Mike Howland – President
Jim Gottschalk – Vice President
Jennifer Pribyl Reigle – Treasurer
Patrick Walsh – Secretary
Mike Atchity – Board Member 1 (Excused Absence)

Approval of April 19, 2025, Minutes – (Howland)

The board approved the minutes, with several corrections

Review Financials – (Reigle)

Reigle reviewed expenses for May. Major expense categories included: perimeter lawn maintenance and mulching; irrigation system start-up and repairs; lake treatment and fountain; and attorney and legal fees. Budget details are available for review on the HOA's WestBayWoods.org website.

Proposed Solar Panel Guidance – (Howland)

Howland presented a rough outline to board members and requested additional input before formally drafting a document updating requirements necessary for the use, placement, installation and replacement of residential solar panels within WBW. A draft document will be presented at the next board meeting July 12. In the interim, WBW homeowners are required to submit installation plans to the WBW board for approval **BEFORE** signing a contract with a solar panel contractor.

Covenants Violations – (All)

Howland reported 33 homeowners currently are in violation of the WBW covenants for improper storage of their trash cans from street view. Violation letters will be mailed to remind homeowners on following the covenants. Additionally, the Allgood property was reported to the Mayor's Hotline by the board and surrounding neighbors for failure to maintain the property. An additional letter will be sent to an HOA resident for dumping grass clippings into West Bay Woods Lake.

2025 Ground Maintenance

- **Cox Communications Claim – (Howland)**

Howland advised Cox Communications claimed damage to its lines along F Street near the southeast corner to WBW's entrance. Howland reached out to Cox requesting additional information on the extent of the damage and precise location. To date there has been no response from Cox.

- **Lake Sidewalk Edging Maintenance – (Howland/Gottschalk)**

Weed and grass overgrowth along the edges of the sidewalk around West Bay Woods Lake has presented a tripping hazard. Howland reached out to Montemarano and City of Omaha Parks Department to determine the cost to remove the excess growth and was advised it will be based on an hourly rate.

- **Reposition Lake Fountain – (Howland)**

Board members noticed the lake fountain's position had shifted closer to the east shoreline over winter and should be re-centered on the lake. Howland will contact the lake fountain contractor to determine how to reposition it. Howland also asked the board whether members would support funding a replacement cable if it were found the current cable was too short. Board members recommended reviewing a cost estimate for a longer cable, if necessary, before making a decision.

- **WBW Lake Tree Bank Removal – (Howland)**

A bank of trees on the south side of the concrete retaining wall on the lake, under the big Maple tree, need to be removed. After board discussion, Howland was asked to retain a contractor to cut and remove the trees.

- **F Street Grass Seeding – (Howland)**

Howland will contact Montemarano for a cost estimate to plant shade-tolerant grass seed and matting in areas along the perimeter of the fence-line embankment on F Street this fall.

- **Thistle Growth Around Lake – (Howland)**

Howland requested Walsh develop a map to identify the location of thistles growing around the lake. Walsh will contact Atchity to request the status on his contacting the Douglas County Environmental Control Department for spraying the thistles.

2025 HOA Social Events – (Howland)

The WBW Garage Sale is scheduled for June 5-7. Howland will post the event on West Bay Woods Facebook page and Kelly Carder will post the event on the WBW HOA webpage. Gottschalk will post event signs at the WBW entrances and the Van Camp Drive roundabout.

The 4th of July Parade is scheduled for 10 a.m. on June 28. Howland will arrange for a food or ice cream truck to be available at the West Bay Springs Park playground. In addition, Howland will contact the Omaha Fire Department to determine whether a fire truck will be available at the event. Gottschalk will print and post event signs at the WBW entrances and the Van Camp Drive roundabout.

2025 Yard of the Month Program – (Atchity)

Howland requested board members submit candidates to Atchity for consideration for the July Yard of the Month. The board selects a home each month, judged to have the most beautiful lawn and landscape. The homeowner is awarded a \$50 gift card and a Yard of the Month sign placed on their lawn, with permission. The board congratulates the homeowners at 3940 South 183rd Avenue for June's YOM award.

Homeowner Improvements Approval/Discussion – (Howland)

Howland reported homeowners at 3825 South 181st Street advised the board of their intent to install an in-ground pool. The homeowners will submit their construction plans to the board for approval before construction.

Other Business – (All)

None

Next Scheduled Board Meeting

July 12, 2025

Core Bank, 9:15 a.m.