

Minutes
West Bay Woods Home Owners Association
Board Meeting
9:15 a.m., June 24, 2023

Attendees:

Mike Howland – President
Jim Gottschalk – Vice President
Jennifer Pribyl – Treasurer
Patrick Walsh – Secretary
Mike Atchity – Board Member 1
Kelly Carder – Board Member 2

Approve May 13, 2023, 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)

Howland reported former treasurer Ann Broyhill-Schram continues to pay HOA's bills and track expenses. Pribyl will take over the treasurer's role effective July 1. Howland will work to ensure all accounts, billing, bank accounts and banking access are transitioned over to Pribyl. Howland reviewed the expenses and reported the HOA remains on budget, but we continue to incur sprinkler repair expenses that may reduce our carry-over balance.

Pending Ground Work

- **Sprinkler System Repairs – (Howland)**

Sprinkler system pit repairs at both the F Street and Van Camp Drive locations are complete. A set of sprinkler head replacements were also completed along F Street and the Van Camp Drive entrance. We continue to experience sprinkler system performance issues and are working to resolve them through Quality Irrigation.

- **Stump Grinding and Seeding/Erosion Control – (Howland)**

Howland reported the City of Omaha has been advised of the location of dead trees to be added to their removal list. Due to the quantity of stumps for removal, the board will spread the removal over several seasons and obtain bids and report back to the board. Because of the drought, Howland recommended postponing re-seeding eroded areas to the fall when the weather is cooler.

- **Thistle Kill Project – (Howland)**

Howland recommended removing thistle around the lake's perimeter. Walsh advised the board that he and his wife Anne had already cut down the majority of the thistle growing along the east side earlier in the month before the plants went to seed.

- **Bank Tree Seedling Cut Out Project – (Howland)**

Howland advised a need to cut out and remove tree seedlings growing around the lake banks. Due to the summer heat, this project will be postponed to late fall at which time volunteers will be requested.

WBW Yard of the Month – (Atchity/Carder)

Atchity reported award recipients were delighted to have been selected as The Yard of the Month. The Yard of the Month is held annually for five consecutive months from May thru September. Atchity and WBW HOA events coordinator Carder personally present the monthly award recipient with a \$50 HyVee Gift Card and request permission to display a Yard of the Month sign in the homeowner's yard. Award recipients are posted on the West Bay Woods HOA website: www.westbaywoods.org.

Welcome Packet for New WBW Homeowners Update – (Walsh/Carder/Atchity)

Walsh presented to the board for approval a final copy of the proposed welcome packet targeted toward new WBW homeowners. The packet included WBW HOA contact information, WBW events and City of Omaha services. Carder provided a list of six new 2023 WBW homeowners based on recently closed real estate transfers by sub-division. Walsh will personally present the Welcome Packet to our newest homeowners. Going forward, presentations will be rotated among board members.

Report on Upcoming 2023 HOA Events – (Carder)

Carder reported the WBW Yard Sale held June 8-10 was successful, with 16 homeowners participating. Board members credited Carder's effective use of social media platforms, digital pin map of participants and event fliers. Carder also thanked the board for their assistance.

Final plans are now set for the 4th of July Parade to be held Saturday, July 1. Event fliers were distributed, with signage posted at WBW entrances and the round-about. The event also has been posted on the West Bay Woods HOA website: www.westbaywoods.org and other social media platforms. Carder has already enlisted volunteers to run the various events for participants and welcomed board members to help as well.

Carder said a West Bay Springs board member inquired whether our WBW HOA board would consider collaborating on social events, including promotion and volunteers. The board member has also proposed to their HOA board about contributing financially to such events. Howland requested Carder obtain the West Bay Springs HOA president's contact information, and he will follow-up to gauge interest before reporting back to the board.

Carder is developing plans for the WBW Fall Social that would include a food truck, liquor permit for a beer truck and games. She is researching dates in late September and August that don't conflict with Husker Football Saturday. The board will receive a follow-up on the proposed date(s) at the next meeting.

New Items / Open Discussion

- **Common Ground Maintenance** – Gottschalk inquired about who is responsible for mowing the north side of Van Camp Drive adjacent to the wooded preserve, as it is not being properly maintained. Howland provided Gottschalk with a contact for the City of Omaha Parks Department to follow-up and ensure the property is mowed regularly.

- **Pine needles** – Around trees at the lake trail entrance on 184th Avenue and C Street. The dry needles present a potential fire hazard, due to their proximity to power transformers and communications junction boxes, combined with discarded cigarette butts and extreme drought conditions. Walsh recommended removing the pine needles, currently serving as ground cover, and replacing them with river rock. He asked the board for other suggestions to address this issue.
- **Reed encroachment** – Reeds on both the north and south ends of the lake continue to encroach, exacerbated by wet and dry cycles. Walsh advised board members that several homeowners have approached him with concerns about uncontrolled reeds shrinking the lake’s diameter. One homeowner suggested reclaiming the lake’s diameter by removing the dead reeds on the south end of the lake – or possibly by dredging. Howland said such action would be prohibited on the south end of the lake as it is considered a natural wetland. Gottschalk voiced concern about the encroachment of reeds on the north end of the lake near the spillway. Howland advised the HOA could address the reeds on the north end and would consult with the HOA’s lake specialist. He will report back to board members at the next meeting.
- **Fence Cleaning** – Walsh reported power washing of the WBW perimeter white vinyl fencing has been completed. The invoice was presented for payment at the board meeting. Feedback from WBW homeowners about the fence line has been positive.
- **WBW Lake Level** – With the continued drought, the water level of the lake has receded significantly. In prior board meetings the existence of a well was discussed that originally was used to pump water into the lake during dry cycles. Although the well’s pump and motor have been inactive for years, Walsh requested the board explore consulting a well specialist to determine whether the well is still active and, if yes, the cost to bring it back online. The board voted to obtain a cost estimate. Howland volunteered to identify a well specialist and will report the findings at the July board meeting.

WBW HOA Annual Meeting – Howland requested recommendations on where to hold the upcoming WBW HOA Annual Meeting, scheduled for November 14. Previously, annual meetings have been held at Rower Elementary School but Howland questioned whether the library would be accessible and of sufficient size to accommodate attendees. Gottschalk advised he will check availability/meeting room size at both Millard West High School and St. Thomas Church. Atchity will also check other meeting venues and report back his findings.

Next Meeting Date

July 29, 2023, at 9:15 a.m.

Core Bank

168th and Q Street