

Minutes
West Bay Woods Home Owners Association
Board Meeting
9:15 a.m., July 29, 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 (Excused Absence)

Approve June 24, 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)

Jennifer Pribyl assumed responsibilities as WBW HOA Treasurer effective July 1. She has been added to all billing and bank accounts. Howland reviewed expenses for July and reported the HOA is on budget, but we continued to incur sprinkler repair expenses which may reduce our carry-over balance. July's financials will be posted on the West Bay Woods HOA website: www.westbaywoods.org

Pending Ground Maintenance

- **Sprinkler System Repairs – (Walsh)**
Sprinkler system zone repairs along 180th and Van Camp Drive location were completed July 25, (Job No. 71387614). This included sprinkler head replacements and adjustments for improved coverage. We continue to experience performance issues west of 180th and F Street (Zone 14), east side of the farmstead. Awaiting the estimate from Quality Irrigation to identify and resolve the issues with Zone 14 and will forward to the board for review.
- **Dead Trees, Stump Grinding and Seeding/Erosion Control – (Howland)**
Howland reported the City of Omaha was advised on the location of dead trees to add to their removal list. Due to the quantity of stumps, the board will spread the removal over several seasons and obtain bids. Howland recommended the stump grinding and re-seeding of eroded areas be postponed to late August when the weather is cooler.
- **Bank Tree Seedling Cut Out Project – (Howland)**
Howland advised a need to cut and remove tree seedlings growing around the lake banks. Due to the summer heat, this project will be postponed to late August, when board volunteers will be requested for the project.

- **WBW Lake Well Update – (Holland)**

The early summer drought caused the lake's water level to recede significantly, although recent rains have returned the water level to normal. In prior meetings, the board discussed the existence of a well originally used to pump water into the lake during dry cycles. The well's pump and motor have been inactive for years. During the June 24 board meeting, Walsh requested the board explore consulting a well specialist to determine whether the well is still viable and, if yes, identify its output and whether it would be financially reasonable to bring it back online if needed in the future. Howland volunteered to contact a well specialist, and successfully identified a well specialist who had maintained the well in the past. He inquired whether the board still wanted to pursue obtaining a cost estimate, given the lake's water level had returned to normal. The board advised he should continue to pursue a cost estimate to allow for informed decision-making.

Property Insurance for WBW Entrance Signs – (Atchity)

Atchity proposed the board consider looking into the cost of obtaining insurance coverage for the WBW entrance signs to reduce the HOA's out-of-pocket costs from vandalism and other unforeseen events. Past vandalism to the entrance sign letters was expensive and fully borne by the HOA. The board approved obtaining additional information on the types of coverage, deductibles and cost, and will review at the August 26 board meeting.

WBW Yard of the Month – (Atchity/Carder)

Atchity reported this year's award recipients have been delighted with their selection as The Yard of the Month. The Yard of the Month is held annually for five consecutive months, from May thru September. The monthly award recipient is presented with a \$50 HyVee Gift Card. Each recipient is asked permission to display a Yard of the Month sign in the homeowner's yard. Atchity requested that board members submit their Yard of Month candidate for August. Award recipients are posted on the West Bay Woods HOA website: www.westbaywoods.org. Atchity also recommended the board consider purchasing gift cards in 2024 from multiple retail stores and not confine the gift cards to Hy-Vee. Another recommendation from Gottschalk was to consider purchasing Visa gift cards that could be used anywhere. After discussion, the board approved purchasing gift cards from multiple retail stores, e.g., Hy-Vee, Bakers, Target, Walmart, etc., which do not require an activation fee.

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

Walsh reported he presented six new WBW homeowners, based on recently closed real estate transfers, with a Welcome Packet that included a letter from the board, HOA contact information, WBW events and City of Omaha services, along with a dozen Eileen's Cookies. Carder will run a WBW bi-monthly list of new homeowners from the Douglas County Assessor's real estate closings to identify Welcome Packet recipients. Going forward, presentations will be rotated among board members.

Update on Upcoming HOA Events – (Carder)

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 September that do not conflict with Husker Football Saturday. The board will receive a follow-up on the proposed date(s) at the August 26 meeting.

Covenant Violations – (Howland)

The board has received five property referrals for covenant violations. Howland requested a volunteer from the board to write and track notification letters mailed to said homeowners regarding the violations. Gottschalk volunteered to assume administrative responsibility for this task.

Annual Meeting – (Howland)

The board discussed whether an election should be held this year given one was held last year, in which candidates for the 2023 HOA Board of Directors were elected to three-year terms. The board concluded an election was not necessary this year.

Howland also proposed amending the WBW HOA bylaws on elections – which can be amended by the board without homeowner approval. He proposed amending the bylaws to be more specific on when elections are held and petitions triggering out of cycle elections. His proposed amendment would also state the Treasurer’s position would be elected and appointed by the board. His rationale is the Treasurer’s position is specialized, and he would like to preserve the position’s continuity in the event of a resignation without the time and expense of holding an HOA special election. Howland will formally draft his proposal to present to the board for review at the August 26 board meeting.

In a previous board meeting, Howland requested board input on potential locations to hold the 2023 WBW HOA Annual Meeting on November 14. Past annual meetings have been held at Rower Elementary School, but Howland was concerned about the library’s accessibility and size to accommodate attendees. Gottschalk offered to check the availability/meeting room size at both Millard West High School lecture hall and St. Thomas Church Fellowship Hall. He reported both venues were available and sought the board’s location preference. The board selected reserving the date at St. Thomas Church Fellowship Hall. Gottschalk will contact the church to reserve the room beginning at 6:30 p.m. on November 14.

New Items and Open Discussion – (All)

Gottschalk reported a landscape lighting issue at the turnabout on Van Camp Drive and Ontario with the lights operating during the day and off at night. Unsuccessful in locating the circle’s lighting timer, he inquired and was informed about its location, and he will reset the control.

Next Meeting Date

August 26, 2023, at 9:15 a.m.

Core Bank

168th and Q Street