

Minutes
West Bay Woods Home Owners Association
Board Meeting
9:15 a.m., January 20, 2024

Attendees:

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

Approval of Annual Meeting Minutes – (Howland)

The board approved the minutes from the November 14, 2023, WBW HOA Annual Meeting following Howland’s clarification on storage of boats, campers or trailers under “Covenant Violations and Notices.”

Review Financials and Status of Dues Collections – (Pribyl)

Pribyl reported having received 123 dues payments by mail to date, or about one-third of the overall total. The deadline for submitting dues is February 15.

Pribyl also reported the HOA received a refund of about \$1,000 from MUD for water use. The refund may be attributed to an adjustment between estimated vs. actual meter reading on water use.

Pending Spring Grounds Work – (Howland)

- **Holiday Lighting and Removal – (Gottschalk)**
The recent winter snow fall/snow pack has delayed Elkhorn Lawn crews from safely removing holiday lights without damage at the WBW entrances. Although the lights have been disconnected, the company’s objective is to remove and store the lights in January.
- **Sprinkler Start-Up and Repairs – (Walsh)**
Following a discussion with the board, Walsh will contact Quality Irrigation to schedule the start-up of WBW’s sprinkler system – preferably the first week of May.
- **Tree Stump Grind-Out and Erosion Seeding – (Howland)**
Howland advised he will not pursue the tree stump grind-out and seeding until after repairs to the sprinkler system have been completed.
- **South Entrance Dead Tree Removal – (Howland)**
This spring Howland will pursue removing the dead tree behind the south WBW entrance sign at Van Camp Drive.
- **F Street Ground Fault Circuit Breaker Issue – (Howland)**
Howland discussed the recurring issue of power outages at the F Street WBW entrance caused by excessive moisture tripping the circuit breaker, cutting power to the entrance sign lights. He requested board approval to have an electrician identify the source of the problem and estimate to complete repairs. The board approved the request. Howland will contact and schedule the electrician that originally installed the equipment for WBW.

Yard of the Month Gift Cards – (Atchity)

Atchity requested the board's input regarding the purchase of five \$50 gift cards to be awarded in this year's Yard of the Month program. Following discussion, the board requested Atchity purchase the gift cards from Walmart, which would allow recipients more options. He will purchase the gift cards and submit the receipt to the board for reimbursement.

West Bay Woods New Homeowner's Welcome Packets – (Walsh)

Walsh advised he will contact Kelly Carder to obtain an updated list of recently closed real estate transfers in WBW. The Welcome Packet will be personally presented to new homeowners by a board member. The packet includes a letter from the board president, HOA contact information, WBW events and City of Omaha services.

Social Events – (Howland)

The board discussed the schedule for this year's WBW planned events. Since Easter is early this year – March 31 – the board voted to suspend this year's Easter Parade as weather may be too cold for participants. Additionally, the Halloween Parade was also suspended for similar reasons as the 2023 event was cancelled due to cold, inclement weather. This year's planned WBW events include the Garage Sale, 4th of July Parade and Fall Social. The board will welcome homeowners' input regarding these changes.

Schedule Next Meeting

February 17, 2024

Core Bank

9:15 a.m.