

**Minutes**  
**West Bay Woods Home Owners Association**  
**Annual Board Meeting**  
**St. Thomas Lutheran Church**  
**7 p.m., November 14, 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

**Opening Remarks – (Howland)**

Howland opened the meeting by welcoming the eight homeowners in attendance and asked them to introduce themselves and how long they have lived in West Bay Woods. Homeowners were provided an overview of the board's role and responsibilities. Howland then introduced each board member and their position on the board.

**WBW HOA By-laws Amended – (Howland)**

Howland explained the board unanimously approved to amend the WBW HOA By-Laws to clarify that the election of board members will be held every three years and the Treasurer's position will be appointed by the board. Historically, the by-laws called for elections to be held annually. This proved to be impractical due to an insufficient number of homeowners willing to serve on the board. Moreover, the Treasurer's position is difficult to fill due to its unique skill set, and the board needed to provide continuity between successive turnovers.

**Review 2023 Budget and Expenses – (Howland)**

Howland provided homeowners an overview of the year's budget categories and expenses, which are posted on the WBW website: [www.westbaywoods.org](http://www.westbaywoods.org).

The HOA ended 2022 with a small budget surplus, and the board began 2023 with essentially the same budget of \$66,000. To date, the board has incurred expenses of \$61,000, which does not include a recent unexpected \$1,200 expense to repair a leaking water shut-off valve discovered during a MUD water meter inspection at 180<sup>th</sup> and F Street. Howland said the HOA has spent about \$10,000 over the last three years at that location to replace water valves on either side of the MUD water meter.

Howland also advised the HOA continues to experience significant sprinkler system performance issues, east of the farmstead property line, along 180<sup>th</sup> and F Street. He explained the area is controlled from the Van Camp Drive control box and the electrical wires controlling the water valves in this area must be replaced due to wear. Once new wiring, a control box and decoders are installed, the system will undergo further troubleshooting to correct the system's performance issues. Although the board did not have the budget this year, this was taken into account in developing the 2024 HOA budget.

### **WBW Proposed 2024 Budget and Annual Dues – (Howland)**

Howland reviewed the proposed 2024 budget and the board's rationale for increasing or decreasing allocations by category. A copy of the proposed WBW 2024 budget is available for review on the WBW HOA website: [www.westbaywoods.org](http://www.westbaywoods.org).

Howland announced the board unanimously agreed to a \$30 increase in the HOA's 2024 annual dues, to a total of \$220, due to rising labor and material costs. Moreover, it will allow the HOA to properly address the sprinkler system issues in 2024.

### **WBW Yard of the Month – (Atchity/Carder)**

Atchity reported that while the 2023 WBW Yard of the Month has concluded, the program will resume in 2024. Monthly award recipients are presented with a \$50 gift card, and the homeowner must grant permission to display a Yard of the Month sign in their yard. The Yard of the Month is held annually for five consecutive months, from May through September. A complete list of the 2023 award recipients is posted on the West Bay Woods HOA website: [www.westbaywoods.org](http://www.westbaywoods.org).

### **Review 2023 HOA Social Events and 2024 Event Sponsors – (Carder)**

A total of five events were planned in 2023. The Halloween Parade was cancelled due to inclement weather and the unavailability of the West Bay Springs Park playground due to construction. The other social events were well attended by homeowners and their families.

Although Carder is leaving the board in January 2024, she will lead or participate in a sub-committee on social events, provided at least two other WBW homeowners volunteer to help plan and organize the events. She has committed to developing a binder covering WBW's social events best practices, a template for use in developing event flyers, and list of active volunteers for use in organizing events. She encouraged homeowners to volunteer for one or more events to ensure these events can be held each year. Interested parties may email Carder via her contact information posted on the WBW HOA website: [www.westbaywoods.org](http://www.westbaywoods.org).

### **Covenant Violation Notices – (Howland)**

Howland reported the HOA continues to experience common, recurring covenant violations. The most common are storing trash containers visible from the street, clearance issues with overhanging trees, overgrown vegetation, storing boats, campers or trailers beyond 48 hours on a residential driveway and failure to maintain fencing/gates. The HOA continues to mail violation letters to homeowners and where appropriate, identifies the corresponding violation in City of Omaha ordinance. Homeowners who have questions regarding the HOA covenants should review the covenants posted on the WBW HOA website or contact any board member.

### **Open Discussion – (All)**

A homeowner inquired whether the covenants can be amended to prohibit single family homes in WBW from being rented. Howland advised he checked with the HOA's legal counsel and their opinion was it would not be enforceable, but it would be against City of Omaha Code for more than one family to rent a single family home.

### **Motion to Adjourn**

Howland asked to adjourn and the meeting concluded.