

Westwood Hills Annual Meeting Agenda

November 2, 2025 1:00 - 3:00 p.m. (begin gathering at noon)

Six Mile Tavern 4931 W 6th St, Lawrence, KS 66049

1. **Welcome**
2. **Introduction** of Board Members and HOA Manager
3. **Determination of Quorum**
4. **Approval** of October 13, 2024 Minutes
5. **Election of HOA Board members**
6. **Follow up from 2024 Annual Meeting - \$35 increase**
 - a. Wakarusa street construction
 - i. Wakarusa and Eisenhower landscape (\$37,000)
 - ii. irrigation repair (\$27,000)
 - b. Street lights (\$100,000)
 - c. Pond repair - Pond 1 rock walls, Cody Ct dredging, riprap around Cody Ct. and between Pond 2 and 3 (\$150,000)
 - d. Sunset Landscape Eisenhower and Dole (\$25,000)
 - e. 2025 City Street improvements
7. **Review 2025**
 - a. **Undeveloped HOA areas** -
 - i. Queens/Wakarusa Development - LUSSO
 - b. **Social Committee** report - Bill Schulteis
 - c. **Architectural Review Committee** report - Joe Meyers
 - d. **Landscape Report** - Ellen Willet/Bill Schulteis
 - i. Update ponds
 - ii. Removal of pump station - North Dole
 - iii. 2024 snow and mowing maps
 - e. **FaceBook** - click here to join
8. **Budget Discussion**
 - a. **Treasurer Report** - Joe Meyers
 - i. Q3 Financials and Bank Account Balances
 - b. **HOA Budget Review** - Brian
 - i. 2025 Current Budget Summary
 1. Dues increase and planning of Capital Improvement Projects
 - a. Enhancement to pool - Andrew and Joe
 - b. Monument signs
 - c. Tract A recreational area
 - ii. 2026 Projected Budget Summary - \$40 increase - \$5 CPI increase and \$35
9. **Member questions**
10. **Adjourn** - remind members of monthly meetings at BG Consultants Office Next HOA Board meeting Tuesday, January 27, 2026 @ 6:30 p.m.