

Minutes of the June 11, 2019, meeting of the Board of Directors of the  
Westwood Hills Townhome Homeowners Association, Inc.

The meeting was called to order On June 11, 2019, at 7:00 PM at Pioneer Ridge Independent Living as provided in the notice of the meeting.

1. The minutes of the March 12, 2019, Annual Meeting and board meeting were approved.
2. Jim Schneider provided the Treasurer's report. A copy of the report is attached.
3. Marty Bregman provided an update on the small claims action against Blankenship Excavating. He reported that the Association has obtained a judgment against Blankenship but that it may be difficult to collect. Marty was authorized to hire an attorney to attempt to collect the judgment on a contingent fee basis.
4. The board discussed the application of architectural control to units that are not members of the Master HOA. This discussion was triggered by the removal of two maple trees without warning at 308 Parker Circle. It was agreed that the board would exercise architectural control over such units but may consult with the Master HOA Architectural Committee. Marty was authorized to write to the owner at 308 Parker Circle concerning the need for approval of plans to replace the removed trees.
5. The board discussed maintenance of the medians in the centers of Chamberlin Court and Keaton Court and the area just inside the gate at the entrance to Parker Circle. Marty was authorized to obtain bids for plantings and mulch as needed in these three areas. Marty will also have Turfmasters treat the weeds in the median of Chamberlin Court.
6. The board discussed parking at the community pool. This past weekend, cars were parked on Parker Court along the median making it difficult to get past as well as at improper spots in the pool lot making access difficult. Additionally, persons using the pool were taking food up to the edge of the pool and otherwise violating pool rules. Anne was authorized to discuss the issues with Melissa Hickam and to request that she send an email to all owners concerning proper parking and etiquette at the pool.
7. Concern was raised about misdelivered mail in the Enclave. It was suggested that residents be requested to redeliver mail to the appropriate address if they receive mail intended for another resident.
8. The board authorized Marty to request Turfmasters to trim trees and shrubs that are too close to homes when weather conditions permit.
9. Marty reported that backflow tests will be conducted by the end of June and that only a handful of residents in the enclave have received notices from the city of the obligation to have such tests conducted.
10. The meeting was adjourned.

Those attending: Marty Bregman, Jim Schneider, Pat McCandless, Anne Warkentine, Nancy Bregman, Kevin Moles, Betty Moles, John Pearson, Sue Pearson, Nancy Frost, Jim Mielke, Diane Mielke, Jeff Price, Ruth Bowman