

Minutes of the April 22, 2020, online meeting of the Board of Directors of the
Westwood Hills Townhomes Homeowners Association, Inc.

Attending via Zoom: Marty Bregman, Nancy Bregman, Jim Schneider, Anne Warkentine, John Pearson, Bill Wilson, Cathy Wilson, Kevin Moles, and David Beck.

Materials provided for review prior to the meeting:

- Meeting Notice and Agenda
 - Board Meeting Minutes March 18, 2020
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President Marty Bregman called the online meeting to order at 2:00 pm and declared a quorum.

Motion: Approve the minutes of the March 18, 2020 Board of Directors meeting. Pearson/Schneider. Motion carried.

Enclave resident Terry Preston has requested permission to remove the berm in front of her residence at 308 Parker Circle in conjunction with scheduled repairs to her driveway. Terry was informed that if utility lines under the berm need to be repaired and the berm must be torn up then the utility will not pay for reconstructing the berm. The board discussed the request and noted that part of the berm is on HOA property, which would be the financial responsibility of the HOA to repair or replace if needed. **Motion: Disapprove the homeowner request to remove the berm at 308 Parker Circle.**

Pearson/Warkentine. Motion carried. Marty will relay the information to Terry Preston and advise her that if the berm must be removed in the future the Enclave HOA will pay for the cost of replacing that portion of the berm for which it is responsible.

The HOA has been asked to consider using blowers and shovels for driveway snow removal rather than by snowplow as has been done in the past in order to avoid damage to the driveways. Preliminary inquiries made by Marty indicate that snow removal method would be cost prohibitive and asked the board if he should pursue bids for blower and shovel snow removal. The board discussed the request and noted that driveways had not been damaged by the snowplows in the past. By consensus, the board decided to take no further action on the request.

The board discussed potential traffic problems by the main enclave entrance and decided to continue to observe the situation.

Respectfully submitted,

David M. Beck, Secretary