

Minutes of the June 17, 2020, online meeting of the Board of Directors of the
Westwood Hills Townhomes Homeowners Association, Inc.

Attending via Google Meet: Marty Bregman, Nancy Bregman, Jim Schneider, Anne Warkentine, John Pearson, Bill Wilson, Cathy Wilson, Stephanie, and David Beck.

Materials provided for review prior to the meeting:

- o Meeting Notice and Agenda
 - o Board Meeting Minutes April 4, 2020
 - o Landscaping bids for traffic circles – Keaton Ct. & Chamberlin Ct.
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Marty Bregman called the online meeting to order at 7:00 pm and declared a quorum.

Motion: Approve the minutes of the April 4, 2020 Board of Directors meeting.

Bregman/Warkentine. Motion carried.

The board discussed bids received from Low Maintenance Landscaping for the traffic circles on Keaton Court and Chamberlin Court and accepted and deferred by the board at its September 10, 2019 meeting. The plan is to landscape the areas this fall after construction in the immediate vicinity is completed. **Motion: Authorize the president to authorize Low Maintenance to install the proposed landscaping.** Bregman/Schneider. Motion carried.

The board discussed common area mowing on unimproved property within the enclave. No action was taken.

The board discussed door-to-door salesmen in the Enclave. Some residents would like to stop the practice and recommend posting “No Soliciting” signs at the enclave entrance. It was generally agreed that such signs are not effective but individual residents are free to post the signs on their doors.

Traffic problems at the enclave entrance were discussed. Some people don't look out for oncoming traffic as they enter, creating a safety hazard. The enclave does not own the property where the signs are needed so the Master HOA and the owner of the undeveloped land in the Enclave would have to approve sign installation. **Motion: Install a yield sign on Parker Circle and another on Parker Court outside the gate at the enclave entrance.** Bregman/Warkentine. Motion carried.

The board discussed a problem with some trees creating a sightline safety hazard for residents trying to back out of their driveways onto Parker Circle. Marty will get bids for tree trimming for the trees that create a safety hazard.

The board briefly discussed resident complaints about the Master HOA's decision to delay opening of the pool due to the pandemic.

Meeting adjourned.

Respectfully submitted,

David M. Beck, Secretary