

Minutes of the September 8, 2020, online meeting of the Board of Directors of the Westwood Hills Townhomes Homeowners Association, Inc.

Meeting via Google Meet. Board members attending: Marty Bregman, Jim Schneider, Anne Warkentine, John Pearson, and David Beck. Others attending: Nancy Bregman, Marcia Hawk, William Cummings, Ross Friesen, Betty Moles, Kevin Moles, Michele Bach, Pam Eglinski, Lynnette Joe-Beck, and Diane Mielke

Materials provided for review prior to the meeting:

- Meeting Notice and Agenda
- Board Meeting Minutes June 16, 2020
- Treasurer's Report September 8, 2020
- Email message from homeowner regarding tree trimming

Marty Bregman called the online meeting to order at 7:00 pm and declared a quorum.

Motion: Approve the minutes of the June 16, 2020 Board of Directors meeting. Schneider/Pearson. Motion carried.

Jim Schneider reviewed the treasurer's report and noted that we are essentially on budget for the year. Seasonal expenses such as lawn care make it appear that expenses exceed budget because budgeted expenses are spread evenly over 12 months. There was some concern expressed about dues payments not being deposited in a timely manner. The board accepted the treasurer's report.

Marty gave an update on the large lot adjacent to the enclave that is zoned commercial. Subject to approval by the Master HOA, the owners of the lot plan to request rezoning and build single family homes there. The developer may request that the new homes be included in the enclave. In any event, the enclave HOA will not have responsibility for the area or the wall along Wakarusa. The wall and adjacent plantings are within a landscaping easement in favor of the Master HOA.

Marty noted that a yield sign had been installed by the entrance to the enclave.

Berms along Parker Circle have been cleaned up, and overgrown trees and shrubs have been trimmed to provide better sight lines for residents backing out of driveways. The board discussed the homeowner complaint about a tree being severely trimmed.

The board discussed the idea of designating a yard maintenance contact. Currently all yard maintenance complaints go through Marty. Board members expressed agreement with the idea of a contact person or committee, and it was suggested that Roger Pine has a lot of experience and expertise in turf management and may be willing to help with that.

Marty reported that he has heard from Mike Drippé that he intends to level the big berm at the entrance to the enclave when he begins construction on the

properties, probably in December. The berm has not been maintained for a long time, and owner Pat McCandless was reminded more than a month ago that he is responsible for maintaining it. Marty will follow up with Pat to see what he intends to do.

Marty gave an update about current construction site grading by Drippé on Parker Circle. Current residents have expressed concern that the grade work may create problems.

Meeting adjourned.

Respectfully submitted,



David M. Beck, Secretary