

Minutes of the November 11, 2020, online special meeting of the Board of Directors of the Westwood Hills Townhomes Homeowners Association, Inc.

Meeting via Zoom. Board members attending: Marty Bregman, Jim Schneider, John Pearson, Anne Warkentine, and David Beck. Others attending: Nancy Bregman, Kevin Moles, Lynnette Joe-Beck, and Jim Mielke.

Materials provided for review prior to the meeting:

- Meeting Notice and Agenda
- Revised Proposed Development Plan
- Draft Letter of Support for the Rezoning Plan
- Draft Memorandum of Understanding with Westwood Hills Master HOA, Enclave HOA, and the Developers
- Engagement Letter for Fagan & Emert, LLC to provide legal counsel and the Enclave HOA

Materials provided for review at the meeting:

- Draft Memorandum of Understanding between the Enclave HOA and the Developers
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Marty Bregman called the online meeting to order at 7:00 pm and declared a quorum.

The board discussed the proposed plan of development for the commercial lot at Eisenhower and Parker Court. The plan is part of the developers' request to the city for rezoning the lot to residential. Motion: Approve the letter of support for the rezoning request. Pearson/Schneider. Motion carried.

Marty reviewed the attorney engagement letter and the board discussed it. Motion: Authorize the President to sign the engagement letter with Fagan & Emert, LLC. Bregman/Beck. Motion carried.

Marty announced the cancellation of the executive session on the agenda. Executive session had been scheduled to discuss the proposed MOU that had been previously distributed. The Master HOA had not authorized general release of the draft so it was decided that the Enclave HOA could draft its own agreement, separate from the agreement the Master HOA was developing. Marty presented the new draft MOU. All present had an opportunity to discuss the terms and make suggestions for revisions, and Marty revised the draft in response to suggestions that were agreed to by consensus. Motion: Send the draft MOU to the Developers. Bregman/Beck. Motion carried.

Meeting adjourned.

Respectfully submitted,

David M. Beck, Secretary