

Minutes of the December 8, 2020, online 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, and David Beck.

Materials provided for review prior to the meeting:

- o Meeting Notice and Agenda
 - o Meeting Minutes 10/27/2020 & 11/11/2020
 - o Four Budget 2020 Budget Alternatives with long range projections
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Marty Bregman called the online meeting to order at 7:00 pm and declared a quorum.

Meeting minutes of the October 27, 2020 meeting and the November 11, 2020 board meeting were reviewed and discussed. Motion: Approve the board meeting minutes of October 27 and November 11, 2020 as presented.

Schneider/Bregman. Motion carried.

Jim Schneider gave the Treasurer's Report. Reserves are in good shape and dues payments are mostly up to date with no serious delinquencies. Some dues overpayments have been refunded recently. The board discussed Directors and Officers Liability Insurance coverage, and it was suggested to inquire about the cost to have higher coverage limits.

The board discussed street maintenance issues in the short term and longer term. The budget alternatives presented mainly vary based on when street maintenance is scheduled. Motion: Approve the 2021 Budget Alternative #3. Schneider/Beck. Motion carried.

Additional discussion of the current need for sealing road cracks ensued. Motion: Authorize the Board President to finalize a contract for sealing cracks in the road as soon as possible. Beck/Schneider. **Motion carried.**

Marty explained the role of the organization's Registered Agent. Motion: Authorize Jason Prier as the Registered Agent for **Westwood Hills Townhomes Homeowners Association, Inc.** Bregman/Schneider. **Motion carried.**

The board discussed the need for stop signs, speed bumps or other traffic control measures in the Enclave and took no action.

Meeting adjourned.

Respectfully submitted,



David M. Beck, Secretary