

Minutes of the December 14, 2021, meeting of the Board of Directors of the  
**Westwood Hills Townhomes Homeowners Association, Inc.**

Board Members Attending via Zoom: Marty Bregman, John Pearson, Joe Meyers, Anne Warkentine, and David Beck. Also in attendance via Zoom: Pamela Eglinski, Debbie Galbraith, Jim Mielke and Bill Wilson

Materials provided for review prior to the meeting:

- Meeting Notice and Agenda
  - Board Meeting Minutes September 14, 2021
  - November 2021 Income Statement
  - 2022 Budget Projections
  - Entrance Sign Survey Results
  - Invoice from Terry Preston for driveway installation
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President Marty Bregman called the online meeting to order at 7:05 pm and declared a quorum.

**Motion: Approve the minutes of the September 14, 2021, Board of Directors meeting.** Pearson/Meyers Motion carried.

Homeowners' Forum: Bill Wilson presented information on the benefits of mulch and asked the board to consider adding mulch annually instead of every other year as is current practice. Bill also noted that it is recommended that the stakes for newly planted trees should be removed after one year or no more than two years, but many homeowners do not do so on their own. He asked the board to consider hiring Schendel, who planted the trees, to remove them for homeowners who have not done so. The board discussed the proposals and noted that the annual mulching is expensive.

The November 2021 treasurer's report and report of income and expenses with comparison to budget was reviewed, discussed and accepted.

Joe Meyers reviewed the 2022 budget proposal and noted that it provides two alternatives — one in which we patch the street again and another in which we repave the older sections of the street. Both scenarios leave us with a surplus at the end of 2022 with no change in dues. The board discussed the budget and noted that budgeting money for repaving does not commit the board to repave and that if the work is not done, we will just end the year with a larger surplus.

**Motion: Approve the 2022 Budget including funds for street repaving.** Bregman/Pearson. Motion carried.

The board discussed the entrance sign survey results. **Motion: Authorize the president to finalize design and installation of an entrance sign stating No Soliciting and a 20 MPH speed limit.** Pearson/Bregman. Motion carried.

Marty stated that he had received an invoice for \$1800 from homeowner Terry Preston for the Enclave HOA share of the cost of repaving her driveway. The board discussed how the HOA's share was determined and decided it was a fair price to pay but it would be better to have more detail and preauthorization for requests in the future from other homeowners. **Motion: Pay Terry Preston \$1,800 for driveway installation.** Meyers/Pearson. Motion carried.

The board discussed the status of replacement of dead native grass planted in the Keaton Court island. The island was planted in fall 2020 but the grasses did not survive the winter, although the rest of the island plantings thrived. David Beck reported that Low Maintenance Landscape had agreed to replant the grasses in Spring 2022 but noted that they may require watering until they are established. David has agreed to monitor the new plantings and water them if needed.

The board discussed mulching more frequently than every other year. Options were discussed including adding two inches of mulch instead of three, and it was agreed to ask Turfmasters about the costs. Marty indicated that he would discuss mulching and removal of tree stakes with Turfmasters and report back on the cost of various options.

Meeting adjourned.

Respectfully submitted,

Marty Bregman, President