

Minutes of the March 8, 2022, Annual Meeting of the Westwood Hills Townhomes Homeowners Association, Inc.

The president determined that a quorum was present having received 18 proxies and 17 properties represented over Zoom at the meeting. He called the meeting to order at 7:05 PM.

Election of board members.

Pamela Eglinski was elected as a board member to complete the remainder of David Beck's term. She will serve until the 2024 Annual Meeting. Anne Warkentine and Joe Meyers were re-elected for full terms and will serve until the 2025 Annual Meeting.

Treasurer's Report.

Joe presented financials. We have nearly \$120,000 in our account as we continue to build a reserve for future street repairs. Several homeowners have prepaid all or a portion of their dues. Two homeowners are delinquent and have been sent letters requesting payment. The HOA Enclave financial statements from January 2019 through February 2022 are posted on the Financials page on the HOA website (www.westwoodhillsenclave.com).

Discussion of whether to change quorum requirement for the Annual Meeting.

There was a brief discussion concerning whether to reduce the number of members required to form a quorum. No action was taken.

Discussion of potholes in area in front of mailboxes.

There was a discussion of the potholes in front of the mailboxes and questions raised concerning whose responsibility it is to repair. Marty indicated that it had been hoped that the potholes would be repaired when the lot across from the community pool is developed. However, the developers have determined that the cost of infrastructure makes it prohibitive to develop the property as they had planned. Development of the property is currently on hold. The land is zoned as single family residential. The developers indicated that they may seek to have the property rezoned as multi-family residential. Any rezoning would have to be approved by city.

Marty indicated that it is unclear whether the area of the street is owned by the city or the Master HOA. He agreed to photograph the area and attempt to get the City to make repairs.

The meeting was adjourned.

Respectfully submitted,

Pamela Eglinski, Secretary