

Minutes of the June 14, 2022, 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, and Anne Warkentine. Also in attendance via Zoom: Michele Bach, Debbie Galbraith, Kevin Moles, Cathy Cordova, Bill Wilson, and Cathy Wilson.

Materials provided for review prior to the meeting:

- Meeting Notice and Agenda
  - Annual Meeting and Board Meeting Minutes of March 8, 2022.
  - May 2022 Treasurer's Report
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Marty Bregman called the meeting to order at 7:05 p.m. and declared a quorum.

The minutes of the 2022 Annual Meeting and the March 8, 2022, meeting of the Board of Directors were approved without change.

Joe Meyers presented the May Treasurer's report. Joe reported that the one homeowner in arrears had eliminated the arrearage and that the previous check had been lost in the mail. Mr. Meyers reported that all homeowners accounts are current and that we are currently under budget having spent 31.99% of our budgeted expenditures and we are 41.67% through the year.

Marty Bregman reported that he had contacted the city concerning responsibility for repairs to Parker Court at the mailboxes and that the city had not been able to determine whether it owns that portion of pavement. The city indicated that repairs are prioritized based on traffic level so that work on this issue would not be a priority. Mr. Bregman will follow up with the city to obtain further information and action and will advise the Master HOA president of the situation.

The board discussed the responsibility of the HOA for mulch at beds added by homeowners after construction and decided that it would be difficult to distinguish between original and added beds and that the incremental cost would not be significant enough to justify making a distinction. This led to a discussion of the fact that some homeowners have on occasion requested additional or special work to be performed by TurfMasters when they are working in the Enclave. The board agreed that the HOA will not pay for additional work requested by homeowners and not authorized by the board or an officer of the HOA. Mr. Bregman will draft and circulate an email to the members announcing this policy.

The Board determined that the HOA is not responsible for the cost to maintain trees added by homeowners after construction.

The Board discussed the responsibility of the HOA for the cost to remove dead trees from property owned by the HOA. Mr. Bregman advised the Board that two trees on the berm in front of his house are dying and will likely need to be removed. The berm is in the common area reserved for the street and utilities and is owned by the

HOA. Mr. Bregman therefore recused himself from the policy discussion and vote on this issue. A

motion was made and seconded to have the HOA pay for the removal of any trees located on common area owned by the HOA. The motion passed unanimously with Mr. Bregman recusing himself.

A motion was made and seconded that the HOA postpone replacement of the street from this year. The motion passed unanimously. Mr. Bregman is to obtain estimates for the cost of repairing existing crack and other issues with the street.

The meeting was adjourned.