

Minutes of the September 13, 2022, meeting of the Board of Directors of the Westwood Hills
Townhomes Homeowners Association, Inc.

Board members attending: Marty Bregman, Joe Meyers, Pam Eglinski and Anne Warkentine.
Also in attendance: Sue Pearson, Jeff Price, Marcia Hawk, Jim Schneider, Jim Mielke, Patty
Van Noble.

Marty Bregman called the meeting to order at 7:05 p.m.

The minutes of the June 14, 2022, meeting of the Board of Directors were approved without
change.

Homeowners' forum

Concerns were raised about the condition of Pond 2 dealing with drainage, algae, brush growing
around the pond and general maintenance. It was indicated that these are matters addressed by
the Master HOA since it owns the property. The Master HOA is aware of the problem and is
investigating options to control the algae, but it may take a year or two for the plans to be
implemented. It was also indicated that the Master HOA's Sidewalk and plantings committee is
in the process of creating a plan, which will be presented to the larger HOA. Jeff Price suggested
the introduction of grass carp into the ponds to eat the algae. Joe Meyers agreed to take the
suggestion to the HOA board.

Treasurer's Report

Joe Meyers provided a report which is posted on the Westwood Hills Townhomes HOA website.
He reported that year-to-date, we are slightly over budget, but by year-end, we be around the
budgeted amounts because monthly expenses decrease after mowing season ends.

New Business

A motion was made and adopted under which the HOA will assume responsibility to treat the
ash tree on the street right-of-way at 306 Parker Circle and to reimburse the homeowner in the
amount of 163.95 for the treatment which was applied earlier this summer.

The board agreed, subject to the drafting of specific language, that the HOA will assume
responsibility to trim trees and shrubs on berms owned by the HOA and trees and shrubs
adjacent to individual homes. Marty will draft language for consideration by the board at its next
meeting.

The board discussed whether there is a need to treat lawns in the Enclave for Japanese beetles.
Marty reported that TurfMasters indicated that its lawn treatment includes a treatment for grubs
which should be effective against Japanese beetles. TurfMasters also indicated that its inspection
of the Enclave did not reveal any damage from grubs of any type.

The meeting was adjourned.

Pamela Eglinski, secretary.