

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

Board members attending: Marty Bregman, John Pearson, Joe Meyers and Pam Eglinski.

Also in attendance: Bill Wilson, Kevin Moles and Nancy Bregman.

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

The minutes of the September 13, 2022, meeting of the Board of Directors were approved without change.

**Homeowners' forum**

There was no issue raised by any member in attendance. Marty pointed out that there have been reports of termites in mulch adjacent to homes. It is recommended that homeowners have their residences checked for termites and termite damage.

**Treasurer's Report**

Joe Meyers reported that the association has spent 97.94% of budgeted expenses through November 30 which is 91.67% of the year. With no mowing in December, we should be on budget at year end.

The board approved the proposed budget for 2023 as proposed without modification. Dues will remain at \$125 per month.

**Old Business**

Draft language concerning the HOA's responsibility to maintain trees and shrubs on berms owned by the HOA and trees and shrubs adjacent to individual homes was discussed and tabled the next board meeting.

**New Business**

The proposal by Marty and Nancy Bregman for plantings on the berm at 311 Parker Circle was discussed. The homeowners indicated that they would bear the cost of the plantings and future maintenance. A motion to approve the plan was made and seconded and approved by the board with Marty Bregman abstaining. The plan will now be submitted the Master HOA Architectural Committee.

The Board discussed a possible return to live meetings. It was decided to explore the possibility and Marty will research possible locations and recommendations by local public health authorities.

The meeting was adjourned at 7:50 p.m.

Marty Bregman, President