

Minutes of the February 19, 2023, special meeting of the Board of Directors of the Westwood Hills Townhomes Homeowners Association, Inc.

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

Also in attendance: Debbie Galbraith, Michele Bach, Bill Wilson, Sue and Roger Pine and Jim Mielke.

Marty Bregman called the meeting to order at 1:31 p.m.

The board discussed the fact that our Directors and Officers Insurance expires at the end of February. We have been presented a quote to renew the insurance with a total policy premium of \$1,176. This quote is \$38 more than we had budgeted for 2023 but substantially less than we were paying before changing carriers in 2022. A motion was made and seconded to accept the quote and purchase the policy. The motion passed unanimously.

Marty brought the board up to date on the proposed rezoning and development of the lot at 5101 Parker Court based on his conversation with the City planner handling the matter. The lot is currently zoned for single-family development with a planned unit development (PUD) overlay. The proposed rezoning will remove the PUD overlay but retain the single-family zoning. Marty suggested that there is no need for any response to the rezoning and no action was taken.

Marty also indicated that he had been in contact with the City and had obtained a copy of the preliminary plat for the lot. The preliminary plat indicates that a fire access lane would be added to the lot terminating at one of the parking areas on Parker Court. The plat further indicates that three of the existing eight parking spots at the location would be eliminated. These spots are on land owned by the Enclave HOA and the elimination of the spots is not something to which we have agreed. Marty suggested that we should negotiate with the developer to have it relocate our mailboxes and add parking to replace some of the spots that its proposal would eliminate. Marty will discuss this with the Master HOA president and report back at the next board meeting in March. The proposed plat will be on the City's Planning Board agenda on April 24 or 26.

The meeting was adjourned.

Marty Bregman, President.