

**Minutes of the December 12, 2023, meeting of the Board of Directors of the Westwood Hills
Townhomes Homeowners Association, Inc.**

Present: Board members Marty Bregman, Pam Eglinski, Joe Meyers, John Pearson, Cathy Wilson and resident Jim Mielke

Marty Bregman called the meeting to order.

Edward Anderson from Sunflower Paving explained the crack fill and seal coat process and its advantages. With a maintenance program, the process has the potential to extend the life of the asphalt street by 20 years.

Homeowners' forum.

No input.

**Approval of the minutes of the meeting of the Board of Directors of October 17, 2023, of the
Westwood Hills Townhomes Homeowners Association, Inc.**

Minutes were approved as submitted.

Treasurer's Report

Joe Meyers presented financials. As of December 10, 2023, one homeowner is \$250 total in arrears and there is \$6791.41 in our bank checking account, and \$84,827.54 in the TD Ameritrade account (ladder of CDs and cash). Income from dues paid thus far is \$96,300 with total expenditures of \$99,885.49. The full budget is on the website.

Treasurer's report was approved.

Old Business

Joe then presented two budget proposals for 2024. After discussion, the board unanimously approved a budget to include crack fill and seal coating of our streets. A motion was then made and unanimously approved to raise our dues by \$25 effective January 1, 2024. This will cover the rising costs of lawn maintenance and liability insurance as well as the street maintenance approved. Dues were last changed in 2019 when they were lowered by \$25.

New Business

Snow removal: After discussion, it was determined that the current snow removal policy will remain. Snow accumulation on decks is not indicative of amounts on the streets and sidewalks. Factors in this decision were proper management of HOA dues and drivable road conditions. To change the 3-inch trigger for snow removal created in 2016, Article IV (k) of our Declaration would need to be amended.

Gate Traffic: After discussion, the board determined that the yield sign, speed limit sign and defensive driving by our residents was sufficient to deter traffic accidents at the entrance to our development.

The meeting was adjourned at 7:45 pm.

Respectfully submitted, Cathy Wilson, Secretary