

Minutes of the March 19, 2024, meeting of the Board of Directors of the Westwood Hills Townhomes Homeowners Association, Inc.

Present: Board members Marty Bregman, Joe Meyers, John Pearson, Cathy Wilson and residents Susan Arasmith, Sherry Bernhardt, Becky Blick, Max Cordova, Terry Cornett, Jan Ernsbarger, Cheryl Hammes, Linda Hurtgen, Pat Hyland, Esther and Ken Long, Betty and Kevin Moles, Sue and Roger Pines, Jim Schneider, Patty Van Noble and David Wooding.

At the adjournment of the Homeowners' Annual Meeting, Marty Bregman called the Board meeting to order.

Election of Officers

The current slate of officers was nominated and approved.

President: Marty Bregman

Vice President: John Pearson

Secretary: Cathy Wilson

Treasurer: Joe Meyers

Homeowners' forum.

No input.

Approval of the minutes of the December 12, 2024, meeting of the Board of the Westwood Hills Townhomes Homeowners Association, Inc.

Minutes were approved as submitted.

Old Business

HOA Insurance limits. John Pearson confirmed that the current general liability limit of \$2 million was adequate and suggested that the Board review liability limits and cost each year. Joe Meyer confirmed that this is being done. Our Property Insurance coverage of \$23,800 is meant to cover the 2 street light poles. The amount could be doubled for a relatively small increase. Joe will check on the current replacement cost of the poles.

New Business

Mailboxes. Due to the development of the property on Parker Court, our mailboxes were moved by the Postal Service at no cost to the HOA. This solves our problem of the crumbling pavement on the driveway cut out in front of the prior location. Concern was raised over residents parking on the street in front of the new location thus blocking traffic as well as people parking for extended periods in the parking spaces adjacent to the new location. It was suggested that the curb be painted yellow in front of the boxes and a "5 Minute Parking" sign be erected on 1 or 2 parking spots. Marty will make inquiries on this as well as the possibility of a stop sign at the entrance to the Enclave as there was concern raised over incoming traffic not yielding to pedestrians and other vehicles.

Obligation of the HOA to perform work on owners' property. The HOA's obligation is for the maintenance/repair of irrigation systems not the rebuilding of irrigation systems (e.g. The reconfiguring to match property lines).

Schedule for the next 12 months Board Meetings and the Annual Meeting. A motion was made to keep the HOA meetings quarterly (June, September, December and March) on the 2nd Tuesday of said months with the Annual Meeting being held in March. Motion approved.

The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Cathy Wilson, Secretary