

Minutes of the June 18, 2024 meeting of the Board of Directors of the Westwood Hills Townhomes Homeowners Association, Inc.

Present: Board members Marty Bregman, John Pearson, Cathy Wilson and residents Nancy Bregman, Pam Eglinski, Kevin Moles, Jim Mielke and Sue Pearson.

President Marty Bregman called the Board meeting to order.

Election of Officers

Due to Pam Eglinski's resignation from the Board, Kevin Moles was nominated and approved to serve the remainder of her term which will run until the 2027 Annual Meeting.

Homeowners' forum.

No input.

Approval of the minutes of the March 19, 2024 meeting of the Board of the Westwood Hills Townhomes Homeowners Association, Inc.

Minutes were approved as submitted.

Treasurer's Report

In Joe Myer's absence, Marty reported the following account balances:

UMB \$21,179.24

Schwab \$86,759.75 (\$62,763.07 in cash and the remainder in the CD ladder) Cash will be held until after payment to Sunflower Paving, then we can decide how to allocate the remaining cash.

Total \$107,938.99

There is one homeowner who is 6 months in arrears on dues and who has failed to respond to the Treasurer's emails. A board member will try to discuss in person with them then, if necessary, we will have our attorney write a letter making them aware that per our governing documents, we are ready to access a lien plus attorney's fees.

Old Business

Street work update: The black top and sealing went well. There is an area just inside the gate where there continues to be water seepage. There are 2 options to address this problem one costing \$2-3,000 and the other, a French drain would cost about \$10,000. We can also do neither and patch as needed. At this juncture, the Board decided to wait and see how the area progresses.

New Business

Restriping Parking spots: A motion was passed to redo the striping in the parking area in front of the emergency lane to indicate there is no parking there. Cost will be \$350.

Marty will get quotes on the following:

1. Restriping all other parking areas

2. Stenciling “mailbox parking only” or “5-minute parking” on curb at front of 1 or 2 parking spot(s) next to the mailbox pedestals.

There being no other business, the meeting was adjourned at 7:32 pm.

Respectfully submitted,

Cathy Wilson, Secretary

DRAFT