

Minutes of the March 10, 2026, meeting of the Board of Directors of the Westwood Hills Townhomes Homeowners Association, Inc.

Present: Board members Marty Bregman, Joe Meyers, Kevin Moles, John Ross and several homeowners.

President Marty Bregman called the Board meeting to order at 7:15 pm following the Annual Meeting of Homeowners.

Approval of the minutes of the December 10, 2025, meeting of the Board of the Westwood Hills Townhomes Homeowners Association, Inc.

Minutes were approved as submitted.

Board Officers

The Board elected officers as follows:

President: Marty Bregman

Treasurer: Joe Meyer

Secretary: Cathy Wilson

At-large members: Kevin Moles and John Ross

Homeowners' forum

The group discussed property valuation increases, with Marty noting an average city-wide 1.6% increase in assessed values of condominiums. Thomas Stone noted that residents can appeal their assessments using comparable property values.

There was also a discussion of worker vehicles being parked in the mailbox parking lot. Marty addressed by speaking with the workers and having them move the vehicles.

The board discussed several property maintenance issues, including subcontractor parking blocking sidewalks and concerns about salt damage from snow removal. Marty agreed to compile a list of homeowners who want to opt out of salt treatment for snow removal and communicate this to the contractor.

New Business:

Amendment of Bylaws The possibility of amending the bylaws to reduce the quorum for the annual meeting to 30%, which would match the quorum that the Master HOA requires, was discussed. This would require that 75% of homeowners be present at the meeting. Whether that means by proxy or physically present is not certain. Board members will review this section of the Bylaws and will discuss this item at the June meeting.

Board meeting schedule It was agreed that the Board will continue to meet quarterly via Zoom on the third Tuesday of the month. This date is subject to conforming to Cathy Wilson's schedule and avoiding conflicts with the Master HOA board meeting schedule. After checking the Master HOA board meeting schedule, it was determined that the next meeting will be on June 23, 2026

Next quarterly meeting: June 23, 2026.

There being no other business, the meeting was adjourned at 7:29 pm.

Respectfully submitted,

Marty Bregman, President