

**Minutes of the December 10, 2024, meeting of the Board of Directors of the Westwood Hills
Townhomes Homeowners Association, Inc.**

Present: Board members Marty Bregman, Joe Meyers, Kevin Moles, Cathy Wilson and residents Michele Bach, Nancy Bregman, Ruth Bowman, Jan Ernsbarger, John Pearson and John Ross.

President Marty Bregman called the Board meeting to order.

**Approval of the minutes of the September 17, 2024, meeting of the Board of the Westwood Hills
Townhomes Homeowners Association, Inc.**

Minutes were approved as submitted.

New Board Member

John Ross was nominated and approved as the new board member.

Homeowners' forum

No input.

Treasurer's Report

Joe Myers reported the following account balances:

UMB \$14,283.81 (with another \$4000 which was deposited today)

Schwab \$62,567.96 (\$32,567.96 in cash and the remaining \$30,000 in the CD ladder)

After remaining dues are paid including 2025 prepayments, the total assets expected at end of year total \$82,776.77.

Currently there are 5 homeowners with a total of \$825 in past due dues. At the end of this month, Joe will send a reminder to any homeowners with outstanding balances.

Please see the Treasurer's report as posted on the website for the full report.

Old Business

Stop Sign Request: Marty has checked with the City of Lawrence about having a stop sign placed on the Parker Court side of the Enclave entrance wall and it has been passed on to the City Engineer. There is still no response so Marty will follow up again.

New Business:

2025 Budget A projected budget of \$103,561.68 was approved as submitted. This leaves a surplus of \$12,838.32 and thus no need to raise dues. Please see the website for the itemized 2025 budget.

Snow Removal Article IV Section 4.1.K of Westwood Hills Declarations states that snow will be removed when there is more than 3 inches on the private street, drives and walks. The board agreed that when there is ice only, the street will be treated.

Next quarterly meeting and Annual meeting: March 11, 2025

There being no other business, the meeting was adjourned at 7:35 pm.

Respectfully submitted,

Cathy Wilson, Secretary