

Minutes of the March 10, 2026, Annual Meeting of the Westwood Hills Townhomes Homeowners Association, Inc.

Having received 21 proxies and with 15 properties represented over Zoom, president Marty Bregman determined that a quorum was present. The president called the meeting to order at 7:00 PM.

Election of Board Members

Joe Meyers and Marty Bregman were re-elected as board members at large (3-year terms ending at the Annual Meeting in March 2029).

Treasurers Report

Joe Meyers presented financials. Seven homeowners are delinquent on a portion of their dues, totaling \$2,200. Most cases involve people who pay annually or those whose finances are now being handled by others. Joe will contact the delinquent homeowners.

As of March 10, 2026, we have \$11,841.71 in our checking account and \$63,930.34 in the Charles Schwab account which includes CDs earning about 3.77%, a money market mutual fund earning 3.51% and a cash account earning approximately 0.95%.

We are 18.7% through the year and thus far have spent about 10% of the budget. The meeting covered updates on landscaping expenses, including a recent mulch application and spring cleanup costs. Joe reported successfully negotiating an insurance rate increase down from an expected 18% to approximately 9-10%. Kevin noted that the current snow and ice removal budget was nearly exhausted, with one more storm potentially exceeding the allocated amount.

Treasurer's report was approved as submitted.

With no other business before the Board, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

Marty Bregman, President