

**Minutes of the June 23, 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 Cathy Wilson and homeowners Michele Bach, Sherry Bernhardt, Ruth Bowman and Susan Keeler.

President Marty Bregman called the meeting to order at 7:02 pm.

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

Minutes were approved as submitted.

Homeowners' Forum

No input.

Treasurer's Report

There are 5 homeowners with dues past due. One homeowner has a payback plan for their amount due, one is two months past due and the others usually pay late in the month.

The UMB bank balance shows a balance of \$22,810.76, however, there are \$11,489.34 in outstanding checks, making the true balance \$11,321.42. Joe does not believe that at this time we need to transfer money from the Schwab account which is currently at \$64,545.39.

Expenditures are generally on track with only Spring mulching and clean up going over budget thus far.

Cathy Wilson noted that Bagworm, Japanese Beetle et al. treatment has not been done and there are both types of insects in the neighborhood. Marty will check with Turf Masters as to the best time to treat.

The full Treasurer's report is posted on the website.

Old Business

Stop sign at entrance: Marty reported that the area on the Parker Court side of the entrance does not meet the city's guidelines. If we did place one on that side of the gate, Marty felt we should contact the Master HOA. He will once again talk to the city.

New Business:

Bid on replacing driveway aprons: Marty will request a bid on replacing the aprons so the Board can then make a decision on the necessity of proceeding with this.

John Ross noted that neighbors have asked about the commercial truck that is parked in the spots by the mailboxes. Marty confirmed that it is a resident's work vehicle and residents can use those spots.

Next quarterly meeting: September 15, 2026

There being no other business, the meeting was adjourned at 7:26 pm.

Respectfully submitted,

Cathy Wilson, Secretary

DRAFT