

**Minutes of the September 30, 2025, meeting of the Board of Directors of the Westwood Hills
Townhomes Homeowners Association, Inc.**

Present: Board members Marty Bregman, Joe Meyers, Kevin Moles and John Ross and resident Nancy Bregman.

President Marty Bregman called the Board meeting to order at 7:03 pm.

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

Minutes were approved as submitted.

Homeowners' forum

No issues were raised.

Treasurer's report:

Marty summarized the report stating that our current bank balance is \$40,080.16 and the balance in our Schwab account is \$63,387.87 of which approximately \$20,000 is invested in CDs. We will be investing an additional \$20,000 in CDs in the next few days. The CDs are federally insured. New issues have yields of 3.75% more or less. It was also reported that a small number of residents who have not yet paid their September dues and one resident who is deficient and has now sent us two insufficient funds checks. Marty will be sending the homeowners a letter requesting payment and advising them of the consequences of failing to bring their dues current.

New Business:

Attempt to have city install a stop sign at the entrance to the Enclave. Marty reported that he contacted the city and their representative indicated that the city would not install a stop sign at the exit from a traffic circle. He played a voice mail from the city to that effect. A motion was made and adopted unanimously to install a stop sign at the entry to the Enclave and remove the existing yield sign. Joe will discuss the matter with Master HOA president Ellen Willets before we proceed.

Painting of fire hydrants in the Enclave. Marty reported on his contact with the city. The city's representative indicated that the city will paint the hydrants this fall. Marty played a voicemail from the city to that effect.

There being no other business, the meeting was adjourned at 7:23 pm. The next board meeting will be on December 9, 2025, in accordance with the HOA's normal schedule.

Respectfully submitted,

Marty Bregman, President