

Minutes of the June 10, 2025, 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, Cathy Wilson, and residents, Brad Bernhardt, Nancy Bregman and Debbie Galbraith

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

Approval of the minutes of the March 11, 2025, meeting of the Board of the Westwood Hills Townhomes Homeowners Association, Inc. and the 2025 Annual Meeting of the Westwood Hills Townhomes Homeowners Association, Inc.

Minutes were approved as submitted.

Treasurer's Report: Joe Meyers presented financials. Three homeowners are delinquent on a portion of their dues, totaling \$500. All have been contacted and one has already sent in their dues. The others are in process. As of June 10, 2025, we have \$48,493.70 in our checking account and \$63,125.71 in the Charles Schwab account which includes CDs earning about 4.15% and a cash account earning approximately 0.05%. There has been a \$4,125.71 gain on investments since the Ameritrade (now Schwab) account inception on 7/13/2023 which is the equivalent of having an additional 1.2 due paying lots in the Enclave. As of this date, assets total \$111,619.41. We are 55.9% through the year and thus far have spent 29.3% of the budget with 63.4% of the year's dues collected. It was noted, however, that our highest expenditures are in the summer months ahead. The HOA Enclave financial statements from January 2019 through May 2025 are posted on the Financials page on the HOA website (www.westwoodhillssenclave.com). Please note that the highlighted lines are line items that have been paid out for the year.

Treasurer's report was approved as submitted.

Homeowners' forum Brad Bernhardt inquired as to the status of landscaping to be done by the Master HOA along the west side of pond 1. Joe reported that they are working on irrigation but the project is slow due to the disruptions from the work that was done on Wakarusa plus the construction of the homes on Parker Ct.

Old Business: Marty reported that the abandoned car parked in the community parking spot by the pond was identified as belonging to a neighbor's relative who was on vacation with the neighbor.

Amendment of Bylaws Due to the difficulty of changing the bylaws and because the Annual Homeowners Meeting is once a year, it was determined that we will not reduce the quorum needed to hold the Annual Meeting.

New Business: Kevin Moles noted that the fire hydrants in the neighborhood are beginning to show rust and wear. He inquired as to whether or not we would want to paint them. It was determined that Marty would inquire into the process on how this is done. He will check with Susan Arasmith who has painted the one in her yard and with the city.

Cathy Wilson informed the Board that Bill Wilson was in a near accident as a vehicle entered the subdivision without slowing or yielding. The board determined that a stop sign should be pursued at the

entrance. Because the sign would be positioned on the Parker Ct. side of our entrance which is on Master HOA property, Marty will first check with the Master HOA president and then the city.

Next quarterly meeting: September 30th, 2025 (Please note that due to board members' absences, this is a postponement from the original date of September 9th)

There being no other business, the meeting was adjourned at 7:33 pm.

Respectfully submitted,

Cathy Wilson, Secretary