

Minutes of the March 11, 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 David Beck, Brad Bernhardt, Nancy Bregman, Pam Eglinski, Faith and Ross Freisen, Joan Huber, Linda Hurtgen, Jim Mielke, John Pearson, Shannon Ralph, Jim Schneider and Thomas Stone.

President Marty Bregman called the Board meeting to order at 7:15 pm following the Annual Meeting of Homeowners.

Approval of the minutes of the December 10, 2024, meeting of the Board of the Westwood Hills Townhomes Homeowners Association, Inc.

Minutes were approved as submitted.

Board Officers

After determining that a Vice President wasn't essential, the following were approved to continue as officers:

President: Marty Bregman

Treasurer: Joe Meyer

Secretary: Cathy Wilson

At-large members: Kevin Moles and John Ross

Homeowners' forum

A homeowner inquired as to whether the owner of the abandoned car parked in the community parking spot by the pond had been identified. As of tonight's meeting, no one has claimed the vehicle. Marty will contact the police department to determine who the owner is and have the vehicle removed.

New Business:

Amendment of Bylaws The possibility of amending the bylaws to reduce the quorum for the annual meeting to 30%, which would match the quorum that the Master HOA requires, was discussed. This would require that 75% of homeowners be present at the meeting. Whether that means by proxy or physically present is not certain. Board members will review this section of the Bylaws and will discuss this item at the June meeting.

Board meeting schedule It was agreed that the Board will continue to meet quarterly via Zoom on the second Tuesday of the month.

Next quarterly meeting: June 10, 2025

There being no other business, the meeting was adjourned at 7:29 pm.

Respectfully submitted,

Cathy Wilson, Secretary