

**Minutes of the December 9, 2025, meeting of the Board of Directors of the Westwood Hills
Townhomes Homeowners Association, Inc.**

Present: Board members Marty Bregman, Joe Meyers and Kevin Moles and residents Nancy Bregman, Betty Moles, Michele Bach and Brad Bernhardt.

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

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

Minutes were approved as submitted.

Homeowners' forum

Brad raised his concern about the proposed dues increase for the Master HOA.

Treasurer's report:

Joe presented the Treasurer's Report. He reported that we are over budget largely as a result of larger than normal expenses for snow removal and costs associated with treatments for Ash borer and Army worms.

New Business:

Approval of the 2026 budget. The budget for 2026 was approved with no proposed changes to the HOA dues.

There being no other business, the meeting was adjourned at 7:23 pm. The next board meeting will be on March 10, 2026, in connection with the HOA Annual Meeting, in accordance with the HOA's normal schedule.

Respectfully submitted,

Marty Bregman, President