

**Minutes**  
**West Bay Woods Home Owners Association**  
**Board Meeting**  
**9:15 a.m., June 8, 2024**

**Attendees:**

Mike Howland – President  
Jim Gottschalk – Vice President  
Jennifer Pribyl – Treasurer (Excused Absence)  
Patrick Walsh – Secretary  
Mike Atchity – Board Member 1

**Approval of April 24, 2024, Meeting Minutes – (Howland)**

The board approved the minutes.

**Review Financials – (Howland)**

Howland reported receiving a 2024 HOA dues payment delivered in an envelope from the US Postal Service marked as damaged in the mail. Pribyl will follow up with the homeowner to determine if they want the check returned for overpayment. Expenses incurred for June include \$6,347.73 for irrigation system start-up and repairs, as well as \$600 for the lake treatment and fountain. For a complete breakdown of other expenses, refer to the June budget report posted on the WBW HOA website.

**Covenant Modifications/Clarification Discussion– (Howland)**

Howland and the WBW's attorney discussed how to proceed on adding language to the WBW covenants clarifying acceptable home exterior-color selections and roofing shingle guidelines, in addition to reinforcing that homeowners must submit exterior color choices for HOA board approval. The attorney advised that covenant modifications/clarifying language would require 75 percent approval by homeowners. Howland requested board members review the covenants and identify any additional areas that require modification/changes, which should be discussed at the July 6 board meeting.

Howland will request the HOA's attorney to draft a demand letter to the 18225 Nina Street homeowners to repaint their home which was completed without seeking HOA board approval and was inconsistent with WBW's home color theme. The HOA board requested that the homeowners repaint using a color consistent with WBW home colors. The homeowners rejected the board's request. A demand letter will be sent before the HOA considers legal action.

**Covenant Violation Letters – (Gottschalk)**

Gottschalk will draft other covenant violation letters to homeowners ranging from trees/shrubs growing though the WBW's perimeter white fencing to a work trailer stored in a residence's driveway.

### **Sprinkler System Repairs – (Howland)**

Quality Irrigation completed system repairs June 3-4. A decision was made not to split the zones between 180<sup>th</sup> Street and Van Camp Drive to 180<sup>th</sup> and F Street. It was believed existing wiring along the route would not support splitting the zones. Crews repaired and relocated sprinkler heads, as needed, along the corridor to improve coverage. Additionally, it was decided not to replace the existing system control boxes. Howland will organize a team of volunteers to help him verify all zones are properly functioning along 180<sup>th</sup> and F Street. Howland will submit a claim to the City of Omaha for \$678.90 for damages caused to our sprinkler line by city crews installing a sidewalk exit ramp at the WBW F Street entrance.

### **Federal Corporate Transparency Act Requirement – (Howland)**

The issue remains on hold until Howland can discuss with the HOA's attorney.

#### **Background:**

Previously, Howland discussed the new federal financial reporting law passed last year intended to address illicit money laundering. Board members had previously reviewed the legislation and questioned whether the law was applicable to the HOA board. Many legal questions were raised by board members as to whether the HOA must report. If the answer is yes, is reporting confined to just the President and Treasurer's positions who receive and disburse HOA funds – or to all positions on the board? The board requested Howland obtain a written legal position on these questions from the HOA's attorney to clarify the matter and report back to the board. Should the law apply, the board also requested the HOA's attorney be charged with preparing and managing any filing.

### **Tree Trimming and Stump Grinding – (Howland/Walsh)**

Walsh reported he completed placing orange flags next to trees that should be trimmed where limbs presented overhead and/or side clearance requirements along sidewalks. Walsh also flagged tree stumps for removal along the exterior perimeter white fence line to WBW. Howland previously discussed his desire to schedule tree stump grinding with grass seed matting to control the soil erosion along F Street this year. Howland will follow up and obtain cost estimates for the work from contractors and will report back to the board.

### **HOA Events – (Howland)**

#### **Garage Sale**

WBW Garage Sale is scheduled to run June 6-8. Event signs have been posted at the WBW entrances and at the Van Camp Drive roundabout. Flyers were delivered by board members to WBW residences leading up to the event and posted on social media. Garage Sale participation to date has been very good.

#### **July 4<sup>th</sup> Parade**

This year's 4<sup>th</sup> of July Parade is scheduled from 10 a.m. to noon on Saturday, June 29. Howland will help lead the event and seek volunteers to distribute event flyers to WBW residences. Additionally, Howland will arrange to have a Kona Ice truck and Fire Department truck at the

West Bay Springs Park during the event. Gottschalk will post event signs at the WBW entrances and at the Van Camp Drive roundabout.

### **HOA-Sponsored Douglas County Assessor's Meeting on Valuations**

Howland arranged for WBW homeowners to hear a presentation from the Douglas County Assessor regarding recent residential home valuations. The meeting will be June 25, from 7-8 p.m. at the Millard West High School lecture hall. Flyers will be distributed to WBW residences leading up to the event and posted on social media. Gottschalk will arrange placement of the event signage at WBW entrances and the Van Camp Drive roundabout.

### **WBW Fall Social**

The board has tentatively selected either September 8 or September 15 at 2 p.m. as the date for the WBW Fall Social. Atchity volunteered to help lead the event. More information on the event will be available at a later date.

### **Yard of the Month Gift Cards – (Atchity)**

Atchity awarded Yard of the Month winners for May and June each with a \$50 gift card from Walmart. He has a candidate for July's Yard of the Month award and will make the presentation next month. The Yard of the Month program runs from May through September. Board members rotate nominating a candidate for the YOM Award. Award winners of the 2024 Yard of the Month program are posted on the [WestBayWoods.org](http://WestBayWoods.org) website.

### **Other Business / Open Discussion – (All)**

- **Lake Thistles – (Walsh)**  
Walsh raised the issue of excessive thistle growth along the lake banks and requested Howland contact the Omaha Parks Department to spray to control the weeds. Howland advised he will notify the department and request treating the thistles.
  
- **Lake Bank Trees – (Howland)**  
Howland requested volunteers to help cut and remove small trees growing around the lake banks. He will contact the Omaha Parks Department to pick up the trees stacked along the lake when the work is complete. Walsh and Gottschalk volunteered to help Howland on the project.
  
- **Crass Carp – (Gottschalk)**  
Gottschalk requested that Howland contact the HOA's pond expert regarding the introduction of Grass Carp into the lake to help control submerged terrestrial vegetation. He will also confirm the carp introduced into the lake were sterile.

### **Scheduled Next Meeting**

July 6, 2024

Core Bank

9:15 a.m.