

Minutes
West Bay Woods Home Owners Association
Board Meeting
9:15 a.m., August 10, 2024

Attendees:

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

Approval of July 6, 2024, Meeting Minutes – (Howland)

The board approved the minutes.

Review Financials – (Pribyl)

Pribyl reviewed the expenses paid for treating lake algae, in addition to spraying wild trees along the lake shoreline. For a complete breakdown of other expenses, refer to the budget report posted on the WBW HOA website.

Covenant Modifications/Clarification Discussion – (Howland)

Howland summarized his meeting with the WBW's attorney on July 16, regarding adding language to the WBW covenants clarifying acceptable home exterior-color selections and roofing shingle guidelines. Additionally, reinforcing to homeowners that exterior color choices must be submitted for HOA board approval. The attorney had previously advised that covenant modifications/clarifying language will require 75 percent approval by homeowners.

Howland also advised a demand letter was mailed July 26 to a homeowner, requesting a repaint of their home as the exterior color violates WBW covenants. A previous board request to the homeowner to repaint was rejected. A formal demand letter was issued before the HOA considers legal options.

Covenant Violation Letters – (Gottschalk)

Gottschalk forwarded to Howland covenant violation letters for review and mailing to homeowners during the second half of August.

Sprinkler System Repairs – (Howland/Atchity)

Quality Irrigation completed system repairs June 3-4. It was decided not to split the zones between 180th Street and Van Camp Drive to 180th 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 and Gottschalk plan to walk the property and verify all zones are properly functioning along 180th and F Street. Atchity was requested to submit a claim to the City of Omaha for \$678.90 in damages caused to our sprinkler line by city crews installing a sidewalk exit ramp at the WBW F Street entrance. Atchity requested Howland forward Quality Irrigation's invoice detailing the repair charges before submitting a claim to the City of Omaha.

Federal Corporate Transparency Act Requirement – (Howland)

Howland will have a follow-up discussion this month with the HOA's attorney regarding the law's requirements, legal challenges and the board members questions. **Background:** Previously, Howland discussed the new federal financial reporting law passed in 2023 intended to address illicit money laundering. Board members reviewed the legislation and questioned the law's applicability to the HOA board. Numerous legal questions were raised by board members as to whether the HOA must report. 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. Howland met with the HOA's attorney and in her legal opinion, she stated the law applies to the entire board. The board wanted the HOA's attorney to be responsible for preparing and managing any initial and/or future filings, if filing is necessary.

Landscape Maintenance and Renewal

- Tree Trimming and Stump Grinding – (Walsh/Howland)

Walsh completed placing orange flags next to trees where the limbs presented overhead and/or side clearance issues along sidewalks. Additionally, tree stumps were flagged 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 fall. Howland reported the trimming and stump grind-out remains on hold pending cost estimates for the work, and further delayed by the severe July storms. Howland will follow up with the contractor for the bid.

- Upper West Bank Tree Saplings – (Howland)

Howland, Gottschalk and Walsh completed removing tree saplings on the upper west bank around the lake.

HOA Events

- Garage Sale

WBW Garage Sale was scheduled June 6-8. Participation by all accounts was very good, similar to last summer.

- WBW Fall Social

The board selected September 22, from 4-6 p.m. for this year's Fall Social. The HOA will provide hotdogs, chips, snacks, bottled water, etc. Atchity will reserve West Bay Springs Park for the event from the City Parks Department. Board members will distribute event flyers and HOA event signs will be placed at the WBW entrances. Additional details are posted on the **WestBayWoods.org** website.

- Yard of the Month Gift Cards – (Atchity)

Atchity awarded the Yard of the Month winner for August and presented the homeowners at 18120 Nina Street with a \$50 gift card from Walmart. 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** website.

Other Business / Open Discussion – (All)

- **Lake Entrance Trash Can Complaints**

Walsh conveyed to the board complaints he received from homeowners regarding a trash barrel placed on the path to the lake entrance from 184th Avenue.

Homeowners reported foul odors, flies and mosquitoes emanating from the trash barrel. Gottschalk volunteered to review the conditions and report back to the board.

- **WBW Lake Well**

Walsh requested an update from Howland regarding the evaluation on the condition/operation of the well on the north-east side of the lake and estimate to repair, if needed. Howland reported he met with a well technician and the equipment is fully operational. No repairs and/or maintenance are needed.

Scheduled Next Meeting

September 21, 2024

Core Bank

9:15 a.m.