

Minutes
West Bay Woods Home Owners Association
Board Meeting
9:15 a.m., July 6, 2024

Attendees:

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

Approval of June 8, 2024, Meeting Minutes – (Howland)

The board approved the minutes.

Review Financials – (Pribyl)

Pribyl reviewed expenses paid in June and July. Montemarano was paid in June for lawn care work performed in April and May. A large bill submitted by Quality Irrigation for sprinkler repairs also was paid in June. DMS submitted its second-half bill for landscaping in late June, which is posted in the July column. She noted Montemarano's July \$4,742 invoice was incorrect because the HOA had a credit -- it should be \$1,907. Pribyl will notify Montemarano, stop payment and a check will be re-issued for the correct amount. For a complete breakdown of expenses, refer to the budget report posted on the WBW HOA website.

Additionally, Pribyl shared a homeowner's inquiry as to whether the HOA board would consider accepting HOA annual dues via electronic payment, in addition to personal checks. The board was open to exploring the issue as long as any electronic payment system provided a documented "paper trail" for audit purposes. Pribyl will research payment systems and report back to the board.

Covenant Modifications/Clarification Discussion – (Howland)

Howland is scheduled to meet with the WBW's attorney to discuss the mechanics on how to best proceed in adding language to the WBW covenants clarifying acceptable home exterior-color selections and roofing shingle guidelines. In addition, reinforcing to homeowners that exterior color choices must be submitted for HOA board approval. The attorney had previously advised that covenant modifications/clarifying language would require 75 percent approval by homeowners.

Howland also will review and finalize language in a demand letter he composed with the HOA's attorney. The letter demands a homeowner to repaint their home. The homeowner had completed painting their home without first seeking HOA board approval and used a color inconsistent with WBW's home color theme. The HOA board's initial request to the homeowner to repaint was rejected. A demand letter will be sent before the HOA considers legal action.

Covenant Violation Letters – (Gottschalk)

Gottschalk will draft covenant violation letters to homeowners ranging from storing trash containers visible from the street to trees/shrubs growing through the WBW's perimeter white

fencing. A second covenant violation letter will be mailed to a homeowner for continuing to park a work trailer in his driveway.

Sprinkler System Repairs – (Howland)

Quality Irrigation completed system repairs June 3-4. A decision was made 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. Howland will forward Quality Irrigation's invoice to Atchity detailing the repair charges which will be submitted with the claim.

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. 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 HOA's attorney will be responsible for preparing and managing any initial and/or future filings.

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. Howland will follow up with the contractor for the bid.

- Lake Shoreline Trees/Thistles – (Atchity/Howland)

Atchity contacted Mike Reed with the Douglas County Environmental Services and arranged the spraying of thistles around the perimeter of the lake. The thistles were treated on June 24 using an aerial drone – spraying will be repeated on an annual basis. Howland will survey the lake's perimeter to verify the effectiveness of the spraying and will notify Atchity if a second application is needed. Howland advised that Aaron Klushmire is scheduled to treat those difficult-to-access trees around the lake's shoreline in July.

- Upper West Bank Tree Saplings – (Howland)

Howland, Gottschalk and Walsh will schedule a date in July to remove 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.

- **July 4th Parade**

This year's July 4th Parade was held Saturday, June 29. Board members reported attendance was great. Following a parade around the lake, the three best-decorated bicycles/wagons were selected and each received a Dairy Queen gift card. The participants also enjoyed time touring the Omaha Fire Department's fire truck while enjoying a cold treat from Kona Ice.

- **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 was held June 25, from 7-8 p.m. at the Millard West High School lecture hall. WBW board members there reported between 50-60 homeowners in attendance and great participation following the presentation.

- **WBW Fall Social**

The board selected September 22, at 2 p.m., as the date for the WBW Fall Social. The HOA will provide hotdogs, chips and bottled water. Atchity volunteered to help lead the event and will submit a request to reserve West Bay Springs Park for the event from the City Parks Department. More information on the event will be available at a later date.

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

Atchity awarded the Yard of the Month winner for July and presented the homeowners at 18511 Van Camp Drive 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)

None

Scheduled Next Meeting

August 10, 2024

Core Bank

9:15 a.m.