

Westin Hills Townhome

Board Meeting

April 15, 2021

The meeting was called to order at 10:05am

PJ Morgan Real Estate Office: Mike May, Ed Honig, Jackie Byers, Robert McMeen, and Kathryn Binder. Also, in attendance was Cara Woosley at PJ Morgan Real Estate and Zachary Ahlf with Integrity Tax.

Meeting Minutes: March Meeting Minutes were approved as written.

Zachary presented the financial reports. Zach reported all Members were current this month, however Bacon still has a small outstanding balance. Zach presented the HOA Annual tax filing to be approved and signed.

Cara presented the paint contract for review with Shavers Painting. The Paint contract has painting starting Spring 2022 and ending by no later than fall of 2024. All homes will be inspected by Shavers painting a year prior to painting to give owners time to complete any needed repairs. Owner will not be required to use Shaver's Painting to complete the repairs. Repairs must be completed before home can be painted. Painting schedule and pricing noted below.

2022 Painting Season (Duration Paint) -34 units \$56,814.00

2023 Painting Season (Duration Paint) -34 units \$58,208.00

2024 Painting Season (Duration Paint) – 32 units \$56,416.00

All Board Members agreed on the contract and the contract was signed by the Board President: Mike May.

A new homeowner list was presented to the Board with updated contact information including phone numbers and emails. The Association still needs to obtain contact information for some owners on the list. The Board of Directors and PJ Morgan Real Estate will continue to try and collect this information. Those owners who indicated that they do not have email or computers will receive communication via mail. Quick notices to those owners can be hand delivered to keep them in the loop on HOA communication.

A few of the Board Members and homeowners will be doing a clean up and spreading mulch at the front entrance on April 26<sup>th</sup> at 3:00pm. Volunteers are welcome. A Board Member for Westin Hills 7 will also be joining to help with the cleanup.

14454 Tibbles Street homeowner requested to put on a black screen door. The Board Approved the request.

The next Board Meeting will be on May 27, 2021 at 10am. The Board will meet at PJ Morgan Real Estate located at 7801 Wakeley Plaza, Omaha, NE 68114.

Meeting Adjourned 11:06am