

WESTIN HILLS T-HOA BOARD OF DIRECTORS MEETING  
(USING ZOOM CONNECTION)

May 18, 2020

Attending: Ed Honig, Mike May, Richard Furst, kCara Woosley, Zachary Ahlf

NOTE: AGENDA FOLLOWING THE MINUTES ONLINE

1. March minutes approved. No meeting in April. Zachary presented the financial reports and will distribute printed copies via courier.
2. Cara will contact the bank holding the title to foreclosed property and send email with findings re payment of monthly Fees; and make contact with prior owner regarding payment of past due Fees prior to bankruptcy filing (denied by court) and foreclosure proceedings. Will report on her findings.
3. Board reviewed all invoices and approved them after making changes to the Best Lawns invoice to conform to our contract. Board confirmed with Cara to not pay for exceptions that were not approved in advance by the Board.
4. Ed and Zachary are investigating options regarding re-placement of our CD that matures later in the month. Board approved "cashing out" and placing funds in the Edward Jones Money Market account in the meantime.
5. Cara will discuss with Best Lawns complaints on record regarding the excessive speed of riding mowers which causes poor cutting results and may result in ruts in addition to safety concerns; also the dandelion treatment was a complaint for missing many growing plants. On positive note Clif received praise for his improved communication regarding his work in the area.
6. Cara reported receiving an unsolicited bid from Best Lawns for tree trimming. The Board decided to request a list from them of specific trees (addresses) causing a problem for the mowing operation for the Board's consideration. If not received by Cara within a week, the issue of tree trimming is closed. Cara will report in next meeting on any further status needing the Board's attention.
7. Cara and the tall guy on the Board are monitoring the progress on the new deck approved and being constructed in our HOA.
8. Cara reported on completion of the fence repairs that were a holdover from last year.
9. Cara and Mike reported on problems involving one of the Townhomes in Camden Circle that was sold but is in a "holding pattern" with the sale not being finalized until some issues are cleared up. Continue monitoring. Fees are current.
10. Richard will provide addresses to Cara where trash cans are left out and where ABE's cans are out. She will check with ABE's about whether these are their customers before arranging to have the ABE's cans picked up and she will provide notices to the owners to place all cans out of sight from the curb because the HOA requires compliance with all City of Omaha ordinances.
11. Ed reviewed the 2020 Goals and lead discussion. He and Cara will collaborate on a "Quick Read" cut and paste version of the more relevant By-Laws governing our HOA. Printed and mailed Newsletters and fewer meetings also being considered. Still searching ways to interest more members to join the Board.
12. Meeting adjourned. Respectfully submitted, Richard Furst, Secretary.