

Westin Hills Townhome Owners Association, Board of Directors MEETING MINUTES  
In Attendance: Zachary Ahlf, Lee Schaller, Ed Honig, Richard Furst; and, Member Mike May. Attending from *Edward Jones*, Michael Pflueger. Cara Woosley unable to attend.

August 14, 2018 10:00 AM, Panera's meeting room.

1. July meeting minutes were approved with one change to a future meeting date. The Board agreed to hold meetings through the remainder of 2018 on the 12th of each month at the PJ Morgan offices.
2. Lee pointed out errors in the PJM web page for our association and will speak to Cara about maintaining the site and making some changes to show a rolling one year record of meeting minutes, eliminating "annual" in the headings, and other details.
3. The Board listened to a presentation from Michael Pflueger, asked questions, and Ed and Lee signed authorizing documents to open and control a Money Market account for the Association at Edward Jones in order to maximize our interest returns. The Board approved a transfer deposit of \$100,000 into the new account out of Pinnacle Bank.
4. Zachary presented the Association financial results through July. We are slightly ahead of our projected operating income through July. The A/R report will be emailed later to each Board member and Cara. One Lien has been filed for an overdue account. One more Lien may be necessary on another account in the next month. Lee will pursue a chance to discuss the Lien process further in order for the Board to reach a clearer understanding of the entire process end to end, especially tracking, followup, and cost recovery.
5. Invoices were presented and approved and checks for payment were signed for all invoices presented.
6. Richard reported on the status of CD's at SAC and the Board requested that he obtain a "bump up" of interest rates for the 5 CD's eligible. The Board discussed making any future placement of CD funds through *Edward Jones* when the CD's mature at SAC FCU.
7. The results were presented by Cara, vial email, from the member questionnaire asking for input regarding the trash service due to Annexation by the City of Omaha. Sixty members (out of 100 members) sent in a vote, two more members sent in responses without indicating a preference. Of those who expressed a preference, 78% favored continuing with the *ABE's Trash collection* contract set to expire in March, 2020. The Board voted to continue to budget for ABE's through 2019 and continue to monitor the services of both *ABE's* and the City. Input received from some members would indicate that some members will opt for the City service and not continue to use ABE's, however we cannot adjust Fees on an individual basis, all members must pay the same assessment per our By-Laws. Lee will obtain the actual member signed paper documents or scanned copies or emails from Cara in order to confirm each Board member can review the preferences and comments sent in.
8. Lee will attempt to schedule a special informal meeting with Cara when she is available to go over the spreadsheet of problems reported to her, the upcoming Newsletter contents, and Cara's pursuit of some other carried over items.

9. Lee will write a Newsletter article outlining the duties of our lawn service and the responsibilities of our owner members. She intends to explain owner responsibilities such as drainage problems, sprinkler systems, protection and care of trees and landscaping and even some occasional weed pulling.
10. Lee will request that Cara obtain a very quick turn-around bid from Cliff to provide aeration and overseeding together no later than September 15th this year. In conjunction, she will pursue the feasibility of actions preceding the overseeding to control crabgrass and obtain germination of grass seed in place this Fall.
11. Lee will also pursue with Cara the subject of sprinkler system maintenance to be completed for all owners wanting it in time to qualify for the MUD rebate being offered for certain equipment. MUD indicates that funds are limited so timing is important.
12. The Board discussed a project addressing the health of our trees and the possibility of paying for a professional, licensed-arborist, tree trimming service selected by owners to trim trees in our Association. There are many ideas concerning this subject and nothing was finalized, however Lee will attempt to obtain a "ballpark" estimate by asking Cara to seek a cost estimate from one vendor only simulating a decision where the HOA would seek to have trimmed 100% of only the front yard trees planted by Celebrity, as a "phase one". Some owners have indicated in the past they would not support anyone trimming their trees at all. Some only if they can select and advise the tree trimming company themselves. Some members have already paid for professional tree trimming services on their property. We would target to have trimming completed under the 2019 budget year so decisions must be made soon.
13. The Board discussed issuing a Directory of members to those requesting one. Nothing was resolved because we are not certain of our purpose. For examples, for each listing we might need to indicate "R/O" for "Resident Owner"; "R" for "Resident, not the owner"; or "O" for "Owner, but not the Resident". For those marked "O" we could show the address owned plus the actual residential or business address of the member/owner. More discussion needed and few members even seem interested in any kind of Directory.
14. Lee will work with Cara to issue a Newsletter by the end of August.
15. The Board approved a refund due a previous owner who sold and paid an extra month's Fee. We need to collect from the new owner.
16. Home Sales are taking place and some more are planned, increasing the challenge of maintaining accurate records and issuing a Directory.
17. Richard, whose term on the Board ends with the annual meeting in January, announced he will be relinquishing the "Treasury" portion of his title, continue as "Secretary" but will be removing his name from authority over accounts at Pinnacle and SAC FCU. Ed Honig, Vice President, will be placed on those accounts along with Lee Schaller. A visit to the banks to sign appropriate documents will be arranged as soon as possible.
18. The meeting was adjourned due to time expiring for the meeting room.  
Respectfully submitted, Richard Furst, Secretary.