

## Westin Hills Townhome Owners Association Board of Directors Meeting

Attending: Ed Honig, Lee Schaller, Cara Woosley, Zachary Ahlf, Richard Furst

### Meeting Minutes March 12, 2019

1. Approved minutes of Febr. 13th meeting. The agenda is included and made part of the meeting minutes.
2. Zachary reviewed financial results and provided an update regarding account balance statements mailed out in February. Cara reported on the attorney's response to our questions regarding a property in foreclosure and the status of our outstanding balance on the owner's account. Ed and Zachary will follow up on the Board's earlier request for a new CD purchase with excess funds currently in our Money Market account. Zachary presented the Federal and State tax returns for signature and the required bi-annual filing of our corporate reports to the state of Nebraska. Invoices and checks were presented, approved and signed with one exception requiring some additional information before paying. Cara will followup and resolve in next week.
3. Cara reported Richard Furst received all votes on ballots submitted and is elected to the Board. She also reviewed the complaint and resolution log, provided an update on the receipt of each member's home insurance, reported that our vendor for tree trimming recommends a late May or early June timeframe this year, says Best Lawns will begin install of requested new sprinkler control boxes on May 1st weather permitting, says lawn overseeding is scheduled for September, and has taken steps to assure that mailings are addressed to all owners of a property not just one person if two or more are listed as legal owners.
4. The Board listed the following preliminary topics for inclusion in the Spring (April) Newsletter: Trash Service, trash cans storage, homeowner insurance, contact information, tree trimming plans, YTD financial results after big snow year.
5. Discussion was continued on the "Services Exception Form" and will be carried forward to the next meeting for more discussion.
6. Future meetings are scheduled at PJ Morgan offices, 10 AM on April 11, May 14, June 11, and August 13. No meeting is planned for July due to numerous conflicts.
7. There being no further business to come before the Board, meeting was adjourned.  
Respectfully submitted, R. Furst, Secretary.