

Westin Hills Townhome Owners Association

Board of Directors Meeting, 3 PM Saddlebrook Library, March 13, 2017

Attending: Susanne Clair, Lee Schaller, Richard Furst, member Pat Dollen, Zachary Ahlf and Cara Woosley.

1. Meeting started on time and minutes from February were approved. Lee asked Cara to add the minutes, future meeting time and place details, and the Newsletter to the website for our association and Cara agreed she would.
2. Zach presented the financial results and reports for February, including our 2016 Federal and State tax returns and other annual reports required by the state. Susanne signed the tax returns and the checks for payment of taxes due (on interest income of 30%). Other checks presented and approved were signed to Best Lawns for snow, PJ Morgan prop. management, and Integrity Tax for accounting work.
3. Cara reported that ABE's has agreed to provide us with a \$900 credit for trash service. This was aided by Cara's offer to sign a new 3-year contract with ABE's replacing our current 1-year contract, for our association. This was approved, the contract was signed by Susanne and the new contract will continue at our same monthly rate of \$10 per household. Cara is holding on to the signed contract until she sees the credit from ABE's.
4. Tree replacement information was reported by Cara. She said Celebrity installs 2" new tree plantings. She also has a tentative agreement with Roberts Nursery on 156th St. and KM Landscaping for discounts to our members in the 10% to 20% range for new trees purchased from them. Discussion led to questions for followup and Cara will pursue these with both companies and the information will be provided in our next Newsletter. We hope to plant replacement trees as close as possible to their original planting site with some difficulty due to small yard space, old roots and trunks, driveways and sidewalks, and buried cables and pipes all packed into a small area.
5. Cara reported on our status of getting trash cans stored in a timely manner and out of sight from the curb. Currently, looking good with all compliant except one Camden Circle address which will be turned in as a complaint to the City of Omaha. Cara will contact owners first when the City is about to be notified.
6. Cara and Zach reported that they firmly believe but have not confirmed with their own eyes yet, that Mark Lamb has provided finally all of the records they owed us for our association and these were picked up personally by Zach on 2-17-17, after 8 1/2 months of trying since Lamb quit.
7. Susanne announced the upcoming Board meetings, all at 3 PM, all at the Saddlebrook Library: April 24, May 15, June 12, July 17. Susanne will investigate and let us know if she can bring the April date up closer to the first week in April to give us more time to finalize our May Newsletter contents. We agreed that Zach would not have to attend this meeting and can provide us with the March financial results by mail when he is able to later in April.
8. Cara will write a letter to Cliff at Best Lawns detailing our expectations regarding lawn service, including Spring Cleanup, 3 inch mowing height, Trimming expectations, and problems we wish to avoid recurring in the future.

9. The May Newsletter was discussed, Cara will bring a draft to our next meeting, to include trees, trash cans, ABE's contract, coupons from nurseries, update on painting, and any other late breaking SID news, for example.
10. The Paint schedule was reviewed. Cara is working with Heather to complete the walk-thru of townhomes checking for readiness and then will plan to send letters to each townhome on this year's list.
11. Lee reported she is not ready to invite Kyle Johnson to any owner/members meeting but will let us know if she begins any preparations for such a presentation regarding organic lawn care.
12. Richard reported he was not proud of the annual meeting packet mailed to our membership this year and hopes we improve with next year's mailing, including the use of 8 x 11 envelopes and stapling of the Directory.
13. Richard introduced an outline of his proposed steps to resolve our fence questions this year, and a motion (following):

"I make a motion to approve the plan entitled, "Outline of steps to resolve the fence question" dated 3-13-17 and in addition that I, Board Member Richard Furst, be assigned responsibility to coordinate and lead the implementation of this plan, to make the decisions required to stay on schedule and to complete the plan while reporting progress to the full Board of Directors of the Westin Hills Townhome Owners Association, and to involve the other Board Officers as called for in the plan. Submitted by Richard Furst at our Board of Directors Meeting on 3-13-2017"

14. This motion was passed on a 2-1 vote with Susanne voting NO.
15. Much of the discussion centered around the details of just how the plan will unfold. The Board will monitor progress on this in hopes we can gain good member participation in our effort to resolve how we will move forward on the fence issue. Cara supplied copies of vendor cost estimates we may need with one exception which she will provide as soon as available.
16. Cara presented some photos of the fence toward the south end where she and Susanne investigated a report from Gerald Chesnut of some "wobble" following recent rain and wind storms.
17. Susanne made a motion for \$3,000 to be spent from our insurance settlement dollars to make needed repairs now to avoid further damage and potentially higher costs if we don't act now. This motion passed unanimously. Cara is instructed to engage the "Tom and Ron" vendor to make these repairs per their earlier bid. Cara will notify us if additional damage from recent storms will require additional funds to complete repairs at this stage.
18. Pat Dollen left the meeting and then Zach and Cara reviewed the status of some accounts in arrears and actions taken to collect.
19. No further business, meeting adjourned. Submitted by R. Furst, Secretary.