

Westwood Village Homeowners Association
 Minutes of the Board of Directors Meeting
 December 2nd, 2011

1. Don called the meeting to order at 2:30. The following members attended:

Don Wolfe (President)	Holly Clements (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Paul Kimmel	John Hunter

Not present: Ron Hazelaar

Also present: Bill Wise (Westwood manager), and owners Jim Watts, Betty Jo Angell, Randi Evans, Jerry Binder, Herm Pfahl, Gale and Vicki Dolsby, Cliff Hook, and Dave Mudra,

2. Minutes from the October 1st meeting were approved by the Board via email on October 17th.
3. Sam Howard provided the treasury report, as of Thursday, December 1st, 2011.

Panhandle State Bank			
Checking	\$33,594.69		\$33,594.69
DA Davidson			
Capital Reserve	44,676.82		
Special Assessment	76,976.59		
Insurance Reserve	<u>22,550.88</u>		
	144,204.29		<u>144,204.29</u>
Total			<u>\$177,798.98</u>

4. Design Committee Report: The Committee approved Tim Cochrane's plans to perform some remodeling in his Metaline unit.
5. Manager's Report:
- a. Staff has been raking leaves and doing general cleanup and stowage to get ready for winter.
 - b. Please put your garden hoses away for winter. The staff is making rounds and disconnecting hoses from the faucets when found.
 - c. Tennis courts are almost finished. Fences and the basketball hoop remain to be put in place.
 - d. A concrete gutter was installed to mitigate flooding on Westwood Lane.

- e. Landscaping around the Eagle units retaining wall is still being put back together.
- f. Eagle flat roof replacement is nearly complete.
- g. Replacement of the railroad tie retaining walls south of the barn is done.
- h. We would like to burn the dead foliage in the ponds before winter sets in. Weather permitting this could be done in the next week.

6. CC&R Committee Report:

- a. With the Design Committee rules completed and adopted this past fall an updated version of our Rules and Regulations will be proposed at the next Board meeting. There are only minor differences from what had been discussed this past spring.
 - b. Westwood Terrace has not yet approved our request to release Lot 30 from their Association. Their Association must approve before we can incorporate the lot into our Common Area and reduce our taxes by over \$1,000 per year. Details of our interest have been described in previous minutes. We may need to proceed with the restatement of our Declaration without incorporating Lot 30.
 - c. Our lawyer is not done incorporating previous amendments into the draft restatement.
7. Jim Watts sent email to the Board asking a few questions about how marina revenue was being used. Our accountant went back as far as electronic records were available (1998) and provided Sam raw numbers to work with. Sam created a spreadsheet to break down the revenue and expenses to answer Jim's question in detail. Revenue (slip fees) from the marina for that period totaled \$212,577 and expenses were \$64,817. This means that income from the marina was used to pay for \$147,760 in non-marina related Association expenses. As mentioned in previous minutes, members should be aware of this when the next marina project needs to be funded.
8. A unit is being rented to people that have a dog, which is prohibited by our Rules and Regulations. The Board thinks the owner was led to believe the renter had a service animal. The renter was asked to provide proof of the animal's status as a service animal, but the letter provided indicates the dog is simply a companion. As a result, the owner will be directed to enforce the rule and made aware of the fines that can be imposed for non-compliance.
9. The Board was made aware of an owner's dispute with our accountant regarding a penalty for late payment. Payments are due by the 20th of the month. Owners are entirely responsible for ensuring their payments are received on time, and should be aware that automatic payment services offered by many financial institutions can still result in checks being sent by mail for payment.

10. Residents are reminded there are only two parking spots provided per unit, not including the garage or car port. Long term storage of vehicles on Common Area parking is not allowed. Refer to our Rules and Regulations for details.
11. The next Board meeting is tentatively scheduled for 3pm on 17 February.
12. The next annual meeting of the Association is scheduled for 8am on Saturday, July 7th, 2012.
13. If you want to be added to the email distribution and have your email address shared with other owners, please send a note to the secretary at sec@WestwoodVillage.us.
14. Our governing documentation, financial statements, and several years of meeting minutes are available at: <http://WestwoodVillage.us>.
15. Meeting adjourned at 3:30pm.