

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
August 1<sup>st</sup>, 2015

1. Don Wolfe called the meeting to order at 10:30am. The following members attended:

Don Wolfe (President)	Dave Mudra (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Jerry Binder	John Hunter

Not present: Ron Haazelar

Also present: Owners Kam Majer, Jim Watts, Paul Lindholdt, Tom Wessels, Mike Paukert, Louella Schaeffer, Cliff Lawrence, Brenda Heater, Nat Zaccaria, and Darlene Pfahl.

Correspondence from Mick McFarland was considered in this meeting.

2. Minutes from the July 4<sup>th</sup> annual meeting were approved by the Board via email on July 18<sup>th</sup>.
3. Sam Howard provided the balances as of August 4<sup>th</sup> for these minutes.

Columbia Bank	
Checking	129,612.52
Capital Reserve (Target balance \$65,000)	65,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	13,293.79
<b>Total</b>	<b>\$227,906.31</b>

4. Sun Deck

- a. On Friday morning, July 31<sup>st</sup>, Dave Mudra provided a layout and led a discussion of the sun deck options. Also present were Sam Howard, Jerry Binder, Ron Hazelaar, Bill Wise, Paul Lindholdt, Cliff Lawrence, Mike Paukert, and Jim Watts.
- b. Bill collected bids for removing and disposing of the current deck, and building a replacement with approximately 20' x 80' feet of area. The proposals were priced at \$32,950, \$38,512, and \$44,449.
- c. Board meeting attendees discussed layout options, including a single 20' x 80' rectangular deck, or two 20' x 40' rectangles connected, but offset from each other, and connected for a portion of their adjacent short edge. There were questions about whether one would be more structurally sound than the other, or whether having them offset could introduce stress to the structure over time with ground movement.

- d. The stability of the current sun deck was discussed, and how it now slants toward the lake. The deck has been in place a long time, and there hasn't been anyone that specifically remembers whether it was level when it was installed.
  - e. We discussed the need for an architect and possibly a structural engineer. The simplicity of the job was highlighted in arguments against engaging professional services, and Tom pointed out web sites that offer many deck plans to choose from. There was concern about the amount of money we expect to spend, and the expectation of due diligence in understanding the risks. There was consensus in avoiding long term analysis and debate, and a desire to get the project done.
  - f. Rocky made a motion to engage the services of an architect. Motion seconded. The six Board members present were tied at three for and three against. Don polled the owners attending the meeting and found 10 in favor of engaging an architect, and none opposed.
  - g. The Board will pursue proposals and the city permit process.
- 5. The Board reminds Westwood boaters there is no overnight moorage at our marina, and to observe the no wake rules in and around the waterfront. Please make sure renters are aware. Bonner County defines the area within 200 feet of a dock or person in the water as a no wake zone. Speed within the no wake zone is limited to 5 miles per hour. Please be careful. Follow this link to the Bonner County boating rules; <http://www.bonnerco.org/boating-regulations.php>
  - 6. Mike Paukert said boats are coming between the ski dock and sun deck where there are swimmers. Just as we prohibit swimming in the marina, power boats are not allowed in the swim area. The Board agreed. Bill will be asked to investigate ways we should mark the swimming area.
  - 7. The financial compilation for our second quarter is available at our website; <http://WestwoodVillage.us>.
  - 8. The next Board meeting will be scheduled once delivery timelines for sun deck proposals are known.
  - 9. Adjourned at 11:32