

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
May 16th, 2015

1. Don Wolfe called the meeting to order at 8am. The following members attended:

Don Wolfe (President) Dave Mudra (Vice President)
Sam Howard (Treasurer) Rocky Seelbach (Secretary)

Not present: Ron Haazelar, Jerry Binder

Attending by teleconference: John Hunter

Also present: Bill Wise (Westwood manager) and owners Anita Pine, Paul Lindholdt, Mike Paukert, and Cliff Hook

Correspondence from Kam Majer, Louella Schaeffer, Cliff Lawrence, and Paul Lindholdt was considered in this meeting.

2. Minutes from the March 7th Board meeting were approved via email on March 13th.
3. Sam Howard provided the treasury report, current as of May 15th.

Columbia Bank	
Checking	\$100,282.44
Capital Reserve (Target balance \$65,000)	65,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	13,293.79
Amenity Reserve	6,500.00
Total	\$205,076.23

4. Design Committee Report
 - a. Majer-Dault remodel needs to be approved by the Association.
 - b. Mick and Andrea McFarland put a deck in.
 - c. DeAustin and Pfahl curbing completed this past Saturday.
 - d. Holly Clement deck replacement completed.
 - e. Tim Cochrane re-stained his deck. No Committee involvement necessary.
5. Manager's Report
 - a. House numbers on some of the Court units were repositioned for visibility.
 - b. The trellis between the back to back Court units was repaired.
 - c. Pool gate has been repaired
6. Cliff Lawrence wrote to point out an article from the Spokesman-Review saying the Pend Oreille lake level is scheduled to stay at full pool until after Labor Day:
<http://www.spokesman.com/stories/2015/apr/14/lake-pend-oreille-water-level-to-stay-same-in/>

7. Kam Majer and Louella Schaeffer are gathering input for an owners reception the evening of Friday, July 3rd, which is the night before our annual meeting of the Association. Kam put together an online survey, a link to which was provided in the email announcement for this meeting. Please participate. The Board wants to leverage the opportunity for owners to become familiar with issues to be discussed during the meeting, including;
 - Kam and Steve’s remodel project
 - Sun deck outline and options
 - 2016 Budget Proposal
 - Other trivia

8. Replacement of the sun deck was discussed.
 - a. Information about the costs and relative merits of material being considered for the deck replacement is available on our web site; http://westwoodvillage.us/wp/wp-content/uploads/2015/05/WVHA_SunDeck_2015-05-04.xlsx
 - b. Sam pointed out the significant difference in build costs for pavers and synthetic (e.g. Trex) decking material, and suggested that even if pavers buckled a little bit each year, the cost difference more than justified selecting pavers.
 - c. Paul Lindholdt suggested that pavers and synthetic materials might be pretty hot on bare feet.

9. Sam reported that the first quarter financial compilation is available online.

10. Draft 2016 budget. Sam provided two budget options for 2016. Option 1 includes additional money for the amenity reserve approved in last year’s meeting. This year’s budget includes about \$48K planned for contribution to the amenity reserve.

	Monthly Payment	
	Condo Owners	Single Family Residence Owners
2016 Budget Option 1 includes contribution to the amenity bucket, anticipated roof repairs, and remaining payment for mower	\$415	\$304
2016 Budget Option 2 includes anticipated roof repairs and remaining payment for mower	\$385	\$279

11. Don had been asked whether the Wreck Room could be updated with new carpet and other improvements. The Board agreed and would like to hear suggestions from the owners.

12. Board member terms are expiring for Don Wolfe, Dave Mudra, and John Hunter. We are allowed from five to ten members, and the following clusters are not currently represented; Eagle, Eastern, Tyee, and Riverview.

13. New owner orientation is scheduled for Memorial Day weekend. Mike Paukert and Sam offered to assist. Please welcome;
 - a. Robin Betz; new owner of 1408 Westwood Ct (formerly Wally & Shirley Sels) unit in the Easterns
 - b. Mary Jane Corliss and Bern Sheldon; new owners of 1301 Westwood Lane (formerly Joyce Erickson) in the Courts
14. The next meeting of the Board is tentatively scheduled for 8am on Saturday, June 6th.
15. The annual meeting of the Association is scheduled for 8am on Saturday, July 4th.
16. The meeting was adjourned at 10:09am.