

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
April 9th, 2010

1. Mike called the meeting to order at 3:30pm. The following members attended:

Mike Paukert (President)	Jerry Binder (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Paul Kimmel	Holly Clements
Don Wolfe	Ron Hazelaar

Not present: John Hunter

Also present: Bill Wise, Westwood manager and residents; Tom Wessels, Wally Sels, and Randi Evans

2. Mike moved for approval of the last meeting's minutes. Motion carried.
3. Sam provided the treasurer's report, as of April 8th, 2010.

Panhandle Checking	\$2,245.89	\$2,245.89
DA Davidson		
Capital Project Fund	7,682.29	
General Fund	84,240.53	
Insurance	<u>20,000.00</u>	
	111,922.82	<u>111,922.82</u>
Total		\$114,168.71

Old Business:

4. Design Committee: Nothing to report
5. Managers Report: Nothing to report.
6. Seven years ago we spent \$20K to repair/patch the surface of the tennis courts and fences. It is very apparent that the courts were not properly constructed and further patch work will be necessary year after year as the courts were built with an inadequate foundation. The board is considering whether or not it is fiscally prudent to continue patching the courts year after year. The board has allotted an extra hour to the next board meeting to discuss issues concerning the tennis courts. All work on this project could begin this fall if the board, after consultation with homeowners at subsequent meetings, determines that;
- It is not fiscally prudent to continue the past practice of patching the courts year after year,
 - the association should have the resources to do the project, and
 - has reached a consensus concerning how to deal with the tennis courts.

7. Some alternatives for repairing, removing or replacing the tennis courts are included with a few related pros and cons to foster discussion and solicit owner participation and input at our next meeting.

New Business:

8. Sam presented a draft budget for 2011 which includes our automatic annual 3 percent increase in monthly dues plus an additional \$10 per month to cover operational expenses that are increasing at a rate which exceeds our 3% annual increase. In particular, we have and will continue to incur double digit increases in what we pay for utility services and sewer. The draft budget also includes a \$1000 capital assessment. No decision has been made concerning which capital projects will be funded from this assessment, if approved. Possible projects include, without limitation: replacement of mowers, tractors and other equipment, tennis court repair/replace, repair/replacement of the irrigation system, and perhaps a roof replacement should one become necessary after our spring roof inspection. Details of the budget and planned capital improvements will be discussed at the next Board meeting. Owners are encouraged to attend
9. Sam suggested we start the process of restating the governing documentation to include all the subsequent amendments that have been made, and put the documentation into an electronic format. This would take the better part of a year, with the restatement presented for adoption by vote at a full meeting of the Association. The work was included in this year's budget. Sam and Mike will coordinate with Ted Diehl.
10. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
11. Annual meeting of the Association will be held at 8am on Saturday, July 3rd, 2010.
12. Next meeting is tentatively scheduled for Friday, April 30th, 2010 at 2:30pm.
13. Meeting adjourned at 5:24pm.

Option	Pros	Cons
1. Do Nothing. Tennis courts would be allowed to deteriorate	<ul style="list-style-type: none"> Least cost 	<ul style="list-style-type: none"> Only defers the problem and costs Does not meet our responsibility to maintain Westwood Village.
2. Repair Only – Repair tennis court cracks with filler and paint without correcting any of the fundamental problems. Incremental costs for patching cracks, but not correcting the problems.	<ul style="list-style-type: none"> Cheaper than replacement 	<ul style="list-style-type: none"> Only defers the problem More expensive in the long run
3. Remove Entirely – Tennis courts would be removed and the area landscaped. The Westwood Terrace tennis court is available to Westwood Village owners. Approx. cost: \$25K	<ul style="list-style-type: none"> No further maintenance issues with tennis courts. Additional open space may improve enjoyment and resale value of some units adjacent to the courts. 	<ul style="list-style-type: none"> Limited control over maintenance of Westwood Terrace tennis court. Loss of amenity may affect enjoyment and resale value of most Westwood Village units. Westwood Terrace could remove their court.
4. Replace with a single court in the current east-west orientation, in the same position as the current southern court. Approx \$50K	<ul style="list-style-type: none"> Retains the amenity Allows recovering some space. Does not encroach on additional open space. 	<ul style="list-style-type: none"> Benefits very few people Does not correct the orientation.
5. Replace with single court – Existing courts would be removed and replaced with a single 60’ by 120’ court running north-south. There are several fine grained options for placement of a new court that would affect the cost. Installation of a single court (\$25K) means removing the old (\$25K). If the new court encroaches south of the existing courts, it may be necessary to move some of the underground utilities (\$20K). So, \$50K for a single court, \$70K if we have to move utilities.	<ul style="list-style-type: none"> Retains the amenity Allows recovering some space. Corrects the orientation 	<ul style="list-style-type: none"> Benefits very few people. Re-oriented court would encroach on existing open space.
6. Replace with double court – Existing courts would be removed and replaced with a 100’ by 120’ double court running north-south. Installation of a double court (\$50K) means remove the old (\$25K). If the new courts encroach south of the existing courts, it may be necessary to move some of the underground utilities (\$20K). So, \$70K for a double court, \$90K if we have to move utilities.	<ul style="list-style-type: none"> Retains the amenity Corrects the orientation 	<ul style="list-style-type: none"> Benefits very few people Re-oriented court would encroach on existing open space.
7. Multi-purpose sports courts can accommodate a variety of activities, depending on the design and intended games. Paul Kimmel provided one vendor’s catalog illustrating courts sized from 27’ x 54’ thru 45’ x 75’, and ranging in price from \$25K thru \$47K. Location options not yet identified.	<ul style="list-style-type: none"> Adds an amenity 	<ul style="list-style-type: none"> Noise from bouncing balls on hard surface
8. Beach (sand) volleyball court. Single court is 30’ x 60’. No cost estimates available. Location options not yet identified.	<ul style="list-style-type: none"> Adds an amenity 	<ul style="list-style-type: none">
Additional ideas and owner input encouraged	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">