

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
December 6th, 2013

1. Jerry called the meeting to order at 4pm. The following members attended:

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

Not present: Ron Haazelar, John Hunter

Also present: Bill Wise (Westwood manager), owners Mike Bannon, and Gale and Vicki Dolsby, and Northshore owners association president Brian Scrimsher.

2. Minutes from the October 4th meeting were approved by the Board via email on October 11th.
3. Sam Howard provided the treasury report, as of Friday, December 6th, 2013.

Panhandle State Bank			
Checking	\$ 26,553.30		\$ 26,553.30
DA Davidson			
Capital Reserve	19,686.37		
Special Assessment	65,293.79		
Insurance Reserve	<u>20,000.00</u>		
	104,980.16		<u>104,980.16</u>
Total			\$131,533.46

4. Design Committee Report: Nothing to report
5. CC&R Committee Report: Nothing to report
6. Manager's Report:
- a. Virgil Croy has recovered from injuries reported in the last minutes and is back to work.
 - b. Fall trimming and winterizing work continues. Most rain gutters have been cleaned. The sprinkler system across from the Eastern units was connected to the pond system.
 - c. Research and pricing for a replacement lawn mower continues.
 - d. Per the latest roof report, the flat roofs of the Western units, and Metaline #5 and #6 need to be replaced. Bill obtained two bids for the work and our regular provider had the better price. The work will be done in the spring.

- e. Owners are asked to put their names on the small craft and water toys they keep on the storage racks in the summer.
- f. Bill said the person that has been removing snow for us these past 15 years informed us today that they will not be available this year. Bill is looking for another provider.

7. Summer Construction Ban

- a. Our Rules and Regulations prohibit owner projects between the start of Memorial Day weekend and the end of Labor Day weekend that might impact the Common Area either visually or through construction noise, and directs owners to discuss their projects with management prior to starting.
- b. Owner input is needed for a possible change to this rule. It could be modified to allow projects during the summer if the affected neighbors gave their approval. The Design Committee would be tasked with identifying the owners that would need to approve. The Design Committee Rules provide this mechanism today, but it is subject to the summer construction ban.
- c. The current rule is simple and easy to understand, and protects owners from being put on the spot when asked to approve something they would rather not.
- d. As always, repairs from fire, flooding or similar events are not subject to the summer construction ban.

8. Holiday Social Event – Please contact a Board member if you are interested in attending or would like to help organize a holiday social event at Westwood.

9. Northshore Shared Fence

- a. Earlier this year the Northshore owners association sent a letter asking for our participation to fund a vinyl replacement for the wood fence that divides Northshore from Westwood Village. The Board declined, saying it was not interested in a vinyl fence, but would consider helping with a wood fence replacement.
- b. Brian Scrimsher, president of the Northshore owners association, was invited to the meeting and provided an overview of their efforts to replace fencing. Sam articulated our preference for the existing style since it allows wind to flow through and isn't subject to the cold weather fragility of vinyl. The Board will consider helping to fund the replacement if a quote for the work is provided that uses the preferred material.

10. Call for Association Projects. As an extension of the budget process we typically start in February in order to have it approved at our annual meeting in July, the Board would like to solicit owner input for project ideas. The Board will present the list and approximate costs for discussion at the annual meeting. Some of the ideas collected so far include;

- a. Marina Improvements. A large project has been discussed that would expand the number of slips available in the marina. A suggestion to build a gazebo at the end of the walkway on the new slips would provide a new place to enjoy the view. A separate suggestion would improve the security of the marina by adding gates to each set of slips.
 - b. Property Acquisition. The old house on the pond across from the Riverview units has been vacant for many years. It is privately owned, not part of our Association or Westwood Terrace, and could be developed as another multi-family structure. A major project by the Association could turn the lot into more open space, beach area, or a place to build a replacement for the barn.
 - c. Barn Renovation. Update the carpet, wall covering and other aspects of the meeting room. Other suggestions include adding more glass to the lake view, perhaps sliding glass doors.
 - d. Improved Water Entry. The stone step entry to the water installed this past spring has made the water a bit more accessible, but there may be more that could be done.
 - e. Security System. The marina and pool area have been subject to vandalism and theft. Should the key system we have now be replaced with electronic key cards?
 - f. Flag Poles. Our American flag is correctly displayed on the Eastern most of the three poles that are the same height. A suggestion would provide a taller middle pole where the American flag would fly. Other suggestions include adding the lighting that should be present when the flag flies at night.
11. Our Accountant; Boyle, Platte & Kee (BPK) have moved their offices to 312 S First in Sandpoint. This does not affect our mailing address, which remains;
- WVHA
PO Box 1941
Sandpoint, ID 83864
12. Owners are reminded to keep their vehicles on the pavement and off the grass. If you need to drive or temporarily park on the grass for some reason, please consult with Bill or Virgil so they can show you where the sprinkler heads are located.
13. Holiday tips for the staff may be sent to our mailing address in item 11 above.
14. Please welcome Terry and Meg Judge to Westwood Village. They are new owners of the unit previously owned by Craig and Shelley Dolsby.
15. The next Board meeting is tentatively scheduled for Friday, February 21st, at 3pm.
16. Meeting adjourned at 5:54pm.