

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
May 23rd, 2008

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

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

Board members not present:

Paul Kimmel
John Hunter

Also present:

Bill Wise, Westwood manager

2. Mike moved for approval of the last meeting's minutes. Motion carried.
3. Sam provided the treasurer's report, current as of May 15th, 2008.

Panhandle Checking	27,436.48	27,436.48
DA Davidson		
Capital Project Fund	53,504.13	
General Fund	5,665.79	
Insurance Fund	<u>27,647.41</u>	
	86,817.33	<u>86,817.33</u>
Total		114,253.81

4. Design Committee: No report

Old Business:

5. Managers Report:

- a. The landscaping project for the Eastern units adjacent the new paving is nearly done. This included widening the driveways, which reduced the size of the planted area. New plants, sprinklers and bark have been put in place.
- b. The swimming pool is now open.

- c. Our semi-annual roof inspection is in progress. Some minor repairs are being done as problems are found. No major problems discovered so far.
 - d. There is a water leak in the service lines for the Metaline complex. The utility locations have been marked and a contractor will start excavating next week.
 - e. Westwood Terrace owners appear to be using our trash dumpsters. The board will send a letter to their Association explaining the problem. Bill will post signs at the dumpsters.
 - f. The roofing contractor was unable to start on the Eastern Mansard roofs this spring. They will be done by mid-June, or the work will be deferred to the fall.
 - g. All of our boat slips have been taken for the season. There are no more available.
 - h. Bill had 'Private Property' signs made and will post them at the marina entrance through the breakwater.
6. The proposed budget was approved by the board. Many thanks to Sam for all the effort he puts into this.

New Business:

7. The Association's rules and regulations will be amended to indicate violations are subject to a fine to be determined by the board. As currently stated, a violation is subject to a minimum fine of \$50 for the initial violation and \$10 per day of continuance. The board agreed that some violations should carry more of a penalty.
8. This year's annual meeting of the Association will be Saturday, July 5th at 9am. Sam, Don and Jerry are up for re-election for three year terms. There is room for at least one more board member. Anyone that is interested and has the time to serve should contact a board member to discuss. Owners that spend most of their time at Westwood are especially encouraged to apply.
9. Meeting adjourned at 5:06pm.