

Westwood Village Homeowners Association
Minutes of the Waterfront Committee Meeting
February 1st, 2017

1. Don Wolfe called the meeting to order at 3pm. The following owners attended:

Don Wolfe (Chair)	Dave Mudra
Rocky Seelbach	Kam Majer
Pam Lawrence	Bern Sheldon
Cliff Lawrence	Sam Howard
Tyke Van Dellen	Gray Graves

Also present: Manager Bill Wise

Don walked through each of the recommendations being considered.

2. West Breakwater. A lot of good discussion about maintenance versus possible improvements.
- a. The current breakwater is constructed of floating logs. Each layer of logs is four across, and secured with lag bolts and lumber cross braces. The south and west sections of the breakwater are made up of two layers, and the east section has only one layer. The south and west are stronger in order to handle the weather, which mostly comes from those directions. When the weather does come out of the northeast it doesn't travel over the water very far before reaching the east breakwater. This prevents waves from getting very big when the wind is from that direction, unlike the south and west.
 - b. One of the criticisms of the log breakwater has been the vegetation that grows on it, including alder, cottonwood, common tansy, and some grasses. While this was thought to be simply cosmetic, Pam Lawrence pointed out that the roots of the plants contribute to the logs breaking down.
 - c. Pam described her conversation with Chase Youngdahl at Bonner County Public Works who recommended a product that is approved for use on the water and would help keep the foliage from growing. Bill will investigate.
 - d. Sam Howard said that the marina costs an average of about \$10K per year to maintain. Some years it is more, others less, depending on what needs to be done. In particular, every couple of years we replace two or three of the aging wood pilings with metal, as needed.
 - e. Bill said repairs to the west section, and the corner of the west and short south sections are estimated at less than \$12K. These repairs should be performed this year.
 - f. There was a general agreement that continuing with the floating log breakwater makes the most economical sense.
3. Additional Slips.
- a. Bill said we are allowed up to 60 slips in the marina, based on the original approval. We currently have 46, leaving another 14 that can be added.
 - b. The A dock was shortened when the docks were rebuilt many years ago to provide more room for a turn radius at the marina entrance.

- c. The contractors provided recommendations for adding different numbers of slips to the ‘A’ dock.
 - d. There appears to be room to add four slips to the A dock without impacting the entrance.
 - e. Adding four slips to A dock would cost about \$30K.
4. Sam made a motion that the Committee recommend repairing the west section and southwest corner, and add four additional slips to the A dock. Motion carried.
5. Eastward Expansion. The original approval of the marina gave us the right to use more space to the east of the current breakwater. We can grow another 40’ eastward. Several requirements were established for a new dock, if it were to be built. It would have to include breakwater functionality, be at least 8’ wide with built in benches, and allow access to the swim area as well as the marina.
- a. There would be room for at least five side tie moorages on the marina side of the dock
 - b. There would be room for several guest moorages on the river side of the dock
 - c. A 12’ x 12’ area could be provided at the south end of the dock.
 - d. A cover similar to that used on the covered slips could be provided for the 12’ x 12’ area to create a gazebo.
 - e. Fingers could be added to the marina side of the dock in the future to increase the number of slips
 - f. One of the vendor proposals estimated \$143K to provide the 8’ wide combined breakwater and dock with a 12’ x 12’ gazebo, including \$5K to remove the remains of the east breakwater.
 - g. Although the cost for this would be about \$1,800 per owner, the addition of a wide dock that provides access to the swimming area, benches for sitting, additional moorages for the marina, guest moorage on the river side, and a gazebo at the far end might add more than that in value to Westwood.
 - h. Funding this improvement could be done over several years through special assessments. This improvement will be discussed at the annual meeting.
6. Marina slip fees.
- a. Owners pay \$350 per season if they submit all required paperwork and payment by April 1.
 - b. Leftover slips are available to renters and Westwood Terrace owners for \$850 per season.
 - c. Slip fees are deposited into the Association’s fund for operating expenses.
 - d. Surplus marina revenue occurs when marina expenses are less than the slip fee revenue.
 - e. Over the past 15 years the surplus marina revenue has contributed over \$200K to the operating fund.
 - f. It’s been suggested that the slip fees should be lowered to reflect the cost of providing them.

- g. Slip fees are much higher at other local marinas.
 - h. There was no recommendation from the Committee on this topic.
 - i. At its January 20, 2017 meeting the Board of Directors decided not to change the rates for this coming season.
7. Rocky walked through the list of the waterfront improvement options collected to date to record disposition. See the annotated list below.
 8. Graphics used during the meeting are also included below.
 9. Adjourned at 4:30pm

Westwood Village Homeowners Association
Waterfront Committee
Waterfront Improvement Options

Feature	Description	Comments
Breakwater Maintenance	Kramer's 2015 report provides an outline of the maintenance requirements we should expect for the current breakwater configuration through the next few years.	<p>Maintaining the current configuration is likely the most economical approach, but has been subject to criticism for its appearance. Most of the breakwater has been in place since 1989.</p> <p>West section is 216' long. Four logs laying atop four logs. Southern 40' top layer of the west section is decomposed, needs replacement.</p> <p>South breakwater is in two sections, a 55' short section at the marina entry, and a 361' main section. Both the short and main have four on four float logs.</p> <p>The 191' east section is a single layer of four float logs. Weather is mostly from the south and west. East section doesn't need to be as heavy.</p> <p>2/1/17 – Recommendation is to continue repairs to the floating log breakwater and schedule repairs to the west section to be performed this year.</p>
Breakwater Improvement	The current style of breakwater (logs secured to the pilings) allows vegetation to grow	<p>Building on the above.</p> <p>There are other styles of breakwater available, including fixed versions that do not float. A fixed style is very effective when the water is at full pool, but stands out as a fence looking structure when the water is down.</p> <p>2/1/17 – No support for changing the breakwater to either of the alternatives offered.</p>
West Dock Expansion	It looks like additional slips could be added	<p>This would take space from the turning radius at the marina entrance</p> <p>2/1/17 - The Committee recommends adding four slips to the A dock. Added to agenda for next Board meeting.</p>
Kayak Launch	Provide a launching station for kayaks	<p>This was discussed several years ago and dropped due to the cost and lack of support</p> <p>2/1/17 - There was no support expressed for this option.</p>
Kayak storage	Provide storage space for water toys near to the Bullfrog	<p>2/1/17 - This item was added to the list during the meeting, but echoes previous Board meeting discussions. Added to agenda for next Board meeting.</p>

Feature	Description	Comments
Guest Slips	Provide more places where visitors can tie up for a few hours	New item, requested by Andrea Asan. Currently we have room for two guests at the end of C dock. Possible future additional guest moorage on river side of eastern expansion 2/1/17 - Would be included in the Eastward expansion proposal
Waterfront Boardwalk	Would provide a walkway along the rip-rap	New item, requested by Paul Verhoeff. 2/1/17 - Decomposed granite was suggested for a path between the docks instead of boards (as in a boardwalk). But no real support for changing from grass.
Wide stairs from marina to clubhouse	Would improve the safety of walking up the hill	New item, requested by Paul Verhoeff. 2/1/17 - Not enough interest.
Eastward Expansion	Extend the marina eastward to provide up to 12 slips at the current width, or fewer for larger boats.	Currently 180' of breakwater. This expansion would be a large expense. At our current slip rates, it would take many years to repay the investment. But some see this and the related features below as adding significant value to Westwood 2/1/17 - Bill did a great job in organizing potential contractors and providing information to the Committee. The Eastward Expansion will be discussed at this year's annual meeting scheduled for 7/1/17.
Eastern Boardwalk	As an additional feature to an Eastward expansion, a wider dock could be provided	Wide enough to include benches for sitting. Ideally would have access to swimming area. 2/1/17 - Will be discussed at the annual meeting.
Gazebo	As an additional feature to an Eastward expansion, a gazebo could be built at the southeast corner	10' x 10' at least, 12' x 12' preferred. 2/1/17 - Will be discussed at the annual meeting.
Covered slips	As an additional feature to an Eastward expansion, new slips could be provided with covers maintained or managed by the Association at a higher slip rental fee	Should the current covered slips adopt this model? 2/1/17 - No change to the current model where the covers are privately owned.







