

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
October 5th, 2007

1. Jerry called the meeting to order at 2:30pm with the following members present:

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

Not present:

Mike Paukert (President)
John Hunter
Paul Kimmel

Also present:

Bill Wise, Westwood manager
Randi Evans, resident

2. Don moved for approval of the last meeting's minutes. Motion carried.

3. Sam provided the treasurer's report, as of September 30th, 2007.

Panhandle Checking	8,992.21	8,992.21
DA Davidson		
Capital Project Fund	36,922.43	
General Fund	86,023.12	
Insurance	<u>23,771.91</u>	
	146,717.46	<u>146,717.46</u>
Total		155,709.67

4. Committee Reports

Bylaws Committee: No report

Annual Planting Day: No report

Design Committee:

- Jerry has learned more about products available to meet the request for a pergola in the pool area, and will be visiting a vendor, Grain Bins Incorporated in Colton, Washington in the next couple of weeks.

- The landscaping that will be needed next to the Eastern units after the paving is completed needs to be decided. Eastern unit owners should collaborate to provide ideas to the design committee if they have preferences, or be willing to accept what the committee comes up with.

Old Business:

5. Managers Report:

- The paving job is underway at a cost of about \$106K. Reducing the amount of paving east of the Eastern's trimmed about \$3K off the price. Woods expects to complete the work in the next week.
- G and M Construction has started the unplanned repair work on the Tye flat roofs and expect to be complete by end of next week, weather permitting.
- Work on Eastern unit Mansard roofs was deferred until spring. G and M Construction will not charge us for the deferment.
- The project to fix the marina slip covers and framework will start this next week and should finish in two weeks or so, weather permitting. As previously reported, all associated costs are being handled by the slip cover owners.
- Another unplanned repair project is underway in the Eagle units. Sunshine Builders was awarded a \$15K contract to replace both east and west stairways after they were determined to be unsafe.
- The retaining wall and landscaping work at the Eagle units is complete. Winterizing is underway. Senske has fertilized the lawns. The fence between us and the Forrest Park housing development has been painted. No trespassing signs will go up on the fence where there is a gap for the drainage/marsh. Bill will put a barrier in the marsh when the water is low.

6. Estoppel Agreements. Some question about when they need to be notarized. Consensus is they probably only need to be notarized when the work changes the deed or something about the unit's structural integrity. This would include things like additions, skylights, garage conversions and the addition of a car port. Bill is still tasked with providing a list of the work he knows of that should be covered.

7. Repairs to our tennis courts are roughly estimated at \$15K, or \$30K to replace it with a single court oriented correctly (north-south). The board also discussed the potential of moving the tennis courts.

- A single tennis court won't fit east of the Easterns, or in the lot we own next to the water feature as you drive into the property.
- We could do away with our courts altogether. We do have rights to use the court over at Westwood Terrace.

- All consequences of a move, both positive and negative, are being considered by the board.
- A decision on the issue will not likely be made until 2009.
- Homeowner input appreciated.

New Business:

8. Next meeting is tentatively scheduled for Friday, January 4th, 2008.

9. Meeting adjourned at 3:43pm.