

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
June 5th, 2010

1. Mike called the meeting to order at 10am. The following members attended:

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

Not present: Ron Hazelaar

Also present: Bill Wise, Westwood manager, and residents Jim and Lynn Watts, Cliff Hook, Pat Stevens, Dave Mudra, Marsha Binder, Clarence and Linda Van Dellen, Kam and Steve Majer-Dault, Andrew McDermott, Tom Wessels, and Craig Dolsby.

2. Sam provided the treasurer's report, as of June 5th, 2010.

Panhandle Checking	\$7,271.53	\$7,271.53
DA Davidson		
Capital Project Fund	95,282.05	
General Fund	10,821.80	
Insurance	<u>20,000.00</u>	
	126,103.85	<u>126,103.85</u>
Total		\$133,375.38

Old Business

3. Design Committee:

Jerry reported that several owners had discussed projects that would have included outside work during the summer. Owners are reminded that outside construction projects should be completed off-season, fall through spring (after Labor Day in September and before Memorial Day at the end of May) in order to avoid impacting our enjoyment of the summer season at Westwood. This guidance will be formalized and added to our governing documentation.

4. Managers Report:

Landscaping continues. Marina docks have been stained. The irrigation system has been restarted. Pool is open, though the windy days have brought a lot of dirt and pollen that the staff has had to clean and chlorinate more than usual.

5. Sam answered questions about the 2011 budget that will be recommended at the annual meeting, and its \$1,000 special assessment that could be used on one or more

of the several discretionary capital projects/expenses, including options in how the tennis courts are handled.

6. The minutes from the last board meeting included an incomplete and poorly worded summary of a discussion about the Board's authority regarding adding, removing or significantly altering amenities.
7. A lengthy discussion about whether our governing documentation specifically addresses the Board's authority for changing amenities ended with consensus that such decisions should be put to the Association for a vote. Lynn Watts suggested making changes to our governing documentation to provide future boards with guidance and a process for similar situations.
8. Tennis Courts.
 - a. In addition to interest shown by owners attending this meeting, the board received letters and email from Don Sheridan, Marilyn Northern, Corliss Newman, Karen Lindholdt, and Cliff Lawrence expressing preferences on the topic.
 - b. After much discussion about different possibilities, and recognizing how changing any aspect of the location of the tennis courts will impact someone, we eliminated all but a few options by saying the solution must fit into the same foot print used by the courts today.
 - c. Some concern was raised about not correcting the orientation from east-west to north-south if this much money was going to be spent on the solution, but since the courts are rectangular (120' by 100'), it is not possible to make the correction without impacting the common area near a unit, or someone's view.
 - d. Paul mentioned that instead of a Sports Court, which implies a special surface that is expensive to purchase and maintain, it may be possible to have a multi-purpose court that has the same surface as a tennis court. Paul will work with Bill to get an estimate.
 - e. Options will be presented at the annual meeting for Association approval.

New Business

9. Mike Paukert resigned from the board. The Board thanks Mike for the leadership and advice he has provided in the several years he served, and the commitment he has shown in trying to do what was best for the Association.
10. Sam made a motion that we raise the annual slip fee to \$550, with a \$200 discount for owners that provide payment and completed paperwork by April 1st. Motion carried.
11. Sam reported that what we pay for accounting services has gone up over the past few years, more than seems reasonable for the level of service we receive. Sam has

explored alternative arrangements that seem to confirm our costs are too high, and he is working with our current accountant to try and bring the costs down.

12. Our accountant is now capable of delivering statements by email. Contact Gloria (gloria@jensencpa.us) if you prefer to receive your statements this way.
13. Mike researched having a web site where the Association could share information and owners could make payments by credit and/or debit card. He found one company offering a full set of features that would cost \$50/month, but several aspects of the service agreement seem overly restrictive. The Board asks that owners who know of companies providing similar services to please forward the information.
14. With Mike's departure there are eight board members. Our governing documentation provides for at least seven but not more than ten board members. Members of the current board all have terms that expire in 2011 and 2012.
15. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
16. Annual meeting of the Association will be held at 8am on Saturday, July 3rd, 2010.
17. Meeting adjourned at 1:05pm.