

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
Friday, November 10, 2017

1. Don Wolfe called the meeting to order at 4:30pm

2. Attendance:

Don Wolfe (President)	Dave Oss
Darlene Pfahl	Kris Stanton (Secretary)
Kam Majer	Vicki Dolsby
Bern Sheldon (Treasurer)	Shirley Howard
Scott Dunn	Todd Orsi (Manager)
Pat Stevens	Tim Cochran
Rocky Seelbach	Jerry Binder

3. Treasury update

Columbia Bank	
Checking	40,839.66
Capital Reserve (Target balance \$85,000)	85,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
Total	228,077.60

4. Manager's Report (Todd Orsi)

-All roofs were recently examined. Need for Eastern garage roof replacement in Spring. Bid of \$15,120 received today. Coyote roof needs new reflective coating to be applied. This is a three step process with a bid pending. Others roofs were caulked at needed locations. Todd will pursue a second bid for re-roofing the Eastern garages.

-Reminder to homeowners to winterize their units. The website has useful winterization information for review.

5. Todd Orsi states his transition has gone well. He has received any needed help from Bill and Virgil.

Old Business

1. Riverview siding: Todd will pursue bids and discussion with a siding professional about siding needs and different options.
2. Pool update: We have a 22' x 39' pool. Four of the six "skimmers" were closed this spring and the water was clearer with just two active "skimmers". Todd obtained a bid today by Panhandle Pool for \$48,000 which would include replacement of white plaster (with eco-finish), replacement of 6x6 blue tiles along top of plaster, and replacement of current red coping tile. We could possibly save about \$10,000 by using plaster rather than Eco-finish (which claims to extend the life of the pool surface). It would take 4-5 weeks to perform. A decision needs to be made relatively quickly so we can get on the spring schedule. More bids and specifics to come.
3. Eastern lighting has been installed.
4. Rental fines: The state of Idaho has relatively new rules regarding the process of fining a homeowner. The most recent fines sent to different homeowners will be rescinded since some of these new rules were not followed, rather the Westwood Rules and Regulations were used as a guideline for instituting fines. A subcommittee including Bern Sheldon, Tim Cochran, Scott Dunn, Scott LaPlant, and Rocky Seelbach (and the Board would invite any other homeowner to join this committee) will draft an update to the Rules and Regulations on the topic of unit rentals (and other tasks) for approval by the board. Rocky Seelbach will work with the counsel to draft an amendment, for approval by the board, regarding unit rental fines.

New Business

1. Sundeck: Will be recoated this year by Todd Orsi.
2. Dock damage: There is a small area of dock that has "buckled". It is located on the West side of marina and it will be repaired by the original installers at no cost.
3. RV definition: Will be changed to "Motorhome/RV".
4. Tyee repairs: During Kam Majer's renovation, multiple errors were found in the original construction of the floor supports. Carpenter ants have also been found. This has been repaired and billed to Westwood Village. A general contractor will evaluate/inspect the other Tyee units for the same.
5. Todd and Rocky have researched different computer ideas. Todd is asking for a \$1,500 budget to cover the cost of a computer, printer, and software. Bern motioned to approve and Vicki seconded. The office does not have coaxial cable to establish a

Wifi connection thru Northland Cable. Kam motioned to establish satellite connection for internet service for the office; this was seconded by Bern and approved.

6. Pump update: Jerry is still working with the utilities department on this topic. We will need to stay with a 15hp pump secondary to possibility of needing new pipes if a bigger pump is installed. A submersible pump would be the best replacement but it needs to be moved in/out of the water each year and there are many regulations against their use at this time. Jerry recommends removal of current pump to have an inspection done to assess for damage and the type of damage. It is still unclear if the pump has become less efficient or if a leak is occurring in the downstream pipes. Kam makes a motion, and Bern seconds, for purchase of a new pump to replace the 20 year old current pump that is thought to be too worn out to effectively work. The estimated cost is \$5,000. This is approved by the board.
7. The next meeting date has not yet been determined.
8. Meeting adjourned at 6:57pm.

Names and addresses of staff are provided for those wishing to send holiday greetings or gratuities

Bill Wise
1318 Spruce St
Sandpoint, ID 83864

Virgil Croy
1509 W. Oak, Apt 5
Sandpoint, ID 83864

Todd Orsi -Manager
301 Iberian Way #204
Sandpoint, ID 83864

****Reminder: Monthly dues for 2018 will be \$404 for Condos and \$347 for Houses.