

May 1 2009 Board Meeting:

Present:	Absent:	Homeowners Present:
Paul Kimmel	Holly Clements	Dave Mudra
Sam Howard	Ron Hazzelar	Rocky Seelbach
Don Wolfe	John Hunter	
Mike Paukert		
Jerry Binder		

Board minutes from our last meeting were approved.

The Annual Meeting will be Saturday, July 4th at 8:00AM!

Treasurers Report:

Panhandle State Bank- Checking account		\$8,976.99
D.A. Davidson- Savings Account		\$36,851.38
Capital Reserve	\$24,782.53	
Insurance Reserve	20,000.00	
Special Assessment	-7,931.15	
Available Funds		<u>\$45,828.37</u>

Design Committee:

Bruce Johnson has received neighbor and Design Committee approval to remodel his Condo. A vote of the entire Association is required at the annual meeting in July. Mr. Johnson will need to purchase about 65 square feet of limited common area for conversion to private use. This requires approval by the Association.

New Business:

Budget for 2010:

The budget for 2010 still contains its three primary components.

Monthly dues: \$243 per month, this contains the agreed on increase of 3%.

Insurance fees: \$28 per month.

Capitol expenditures: \$1000. This amount is down from \$2000 used for road paving.

The Capitol expenditures for 2010 will be determined at the annual meeting in July. The expenditures will be used to do some but not all of the following. Update the Bylaws and Declarations of Condominium. Tennis Courts replacement, pool replacement, replace

the retaining wall near the water, replace asphalt on Metaline Lane, roof repair, replace the tractor and the mower.

By-laws Committee:

Progress is being made in this area. A complete rundown on the changes to our By-laws and Articles of Condominium will be made at the Annual Meeting in July.

Annual Meeting:

For all the parade lovers at Westwood, we are planning on having the Annual Meeting start at 8:00AM sharp, so that you can still make the 4th of July parade downtown at 11:00 AM. We promise to be done in time for all to make the parade. In past years when the 4th falls on Saturday, as it does this year, we have had problems getting enough members to the meeting to make a quorum. If you cannot make the meeting, please give your proxy to a neighbor or sign it and send it with your dues payment to Gloria. She will get the mailed proxy's to the meeting.

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Jerry Binder, acting secretary