

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
May 17th, 2013

1. Jerry called the meeting to order at 3pm. The following members attended:

Jerry Binder (President)	Dave Mudra (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Ron Haazelar	Don Wolfe
John Hunter (teleconference)	

Also present: Bill Wise (Westwood manager), Holly Clements, Jim Jerrold, and Corliss Newman

2. Minutes from the March 15th meeting were approved by the Board via email on March 19th.
3. Sam Howard provided the treasury report, as of Tuesday, May 14th, 2013.

Panhandle State Bank		
Checking	\$ 38,689.08	\$ 38,689.08
DA Davidson		
Capital Reserve	19,681.11	
Special Assessment	65,293.79	
Insurance Reserve	<u>20,000.00</u>	
	104,974.90	<u>104,974.90</u>
Total		\$143,663.98

4. Design Committee Report:

The Committee was made aware that two owners expected to install new windows the following Monday that do not meet the standing guidance for trim colors, and had not followed management's direction to engage the Committee. The Committee set up a meeting with the owners to review and discuss.

5. Manager's Report:

- a. Sewer lift station status – Completed. Contractor is rebuilding the adjacent fence.
- b. Waterfront retaining wall repair – Complete
- c. Stone water entry - Complete
- d. Add more small craft storage next to existing at the waterfront – Will be done before Memorial Day
- e. Replacement of the Eagle railroad tie retaining wall – Complete

- f. Reflectors at boat entry into marina – Will be done before annual meeting
 - g. Northern cluster chimney cricket and entry leaks. Repairs estimated at \$10K. Exhaust fan in entryway also need to be checked. To be scheduled.
 - h. Semi-annual report identified Western and Metaline roofs as worst in the complex, though they may survive until 2015.
 - i. Owner request to remove Eagle parking lot arborvitae to open the view of the water to more units. – Holly has surveyed the Coyote owners and has five of six in favor of removing. Added to agenda for annual meeting for discussion.
 - j. New flags for flagpoles – Complete
 - k. Metaline 6 roof leaks – Replacement of southern half of flat roof to be done by Memorial Day
 - l. Westwood Village signs at highway are showing rust. Will be repaired.
 - m. Paint picnic tables – Will be done.
6. CC&R Committee Report:
- a. Don advocated requiring more than a simple majority for changes related to amenities. Added to annual agenda for discussion.
 - b. Restatement of Declaration
 - 1) The new draft of the restated Declaration has been received and will be sent to the email distribution list with these meeting minutes. This version requires input from as many reviewers as possible. This will be the last review before our annual meeting
 - 2) Topographic survey is complete and will be added to the restated Declaration. The survey has also been added to our web site; <http://WestwoodVillage.us>
 - c. Declaration minor issues
 - 1) Declaration states camping is not allowed. Does this impact sleeping outside in sleeping bags? Board does not think so. Camping implies tents. No need to change the existing rule.
 - 2) Declaration states clothes lines are not allowed. The Board agrees and does not want to see clothes lines, but temporarily hanging things up on pegs or across a chair to dry is fine. Even a temporary drying rack is fine for short periods of time.
7. Rules and Regulations Annual Review

- a. An owner asked whether a person who is not a renter or owner could be allowed to keep their boat in the Marina. The Board explained that the rules as written do not allow this.
 - b. An owner asked whether the rule prohibiting renters from having pets could be changed to accommodate former owners in good standing who sell their unit, but may later rent. The Board prefers not to change the rule, but granted an exception for the specific people involved. As indicated in the Rules and Regulations, “Reasonable exceptions to these Rules and Regulations can be allowed by Westwood’s manager if consulted in advance.”
8. An owner’s payment for a boat slip last year was not properly recorded. The owner did not use the slip, and later learned that the slip had been rented to someone else. Management confirmed. Motion made and carried to refund the rental fee.
9. An owner was late in submitting payment and paperwork for a boat slip at the discounted rate and asked for a refund of the difference. The Board declined.
10. Management received a request from the Northshore development to share the expense of replacing the fence between us. Several members of the Board recalled the original guidance under which the Northshore development was allowed to proceed, and that it required them to construct and maintain the fence. Bill assigned to research the original guidance.
11. An owner asked if they could install a hot tub on their deck. The Board declined the request.
12. Sam led a detailed discussion of the draft budget for 2014. The draft includes a \$600 assessment for projects, including the CC&R, Northern repairs, and to raise the capital reserve to \$65K.
13. Please plan on attending the annual meeting of the Association Saturday, July 6th at 8am. If you are unable to attend, please allow someone you trust to represent your views by giving them your proxy. The proxy form and meeting materials will be sent 20 – 30 days prior to the meeting.
14. Meeting adjourned at 5:31pm.