

WVHA board meeting – June 2, 2021

Meeting was called to order at 5:30 pm.

In attendance:

Board members in person: Kam Majer, Bern Sheldon, Kathi Head

Board members remotely: Robin Betz, Joel Bonvallet, Julie Menghini

Todd Orsi, Manager, present in person

Homeowners in attendance in person: Deb Oss, Linda Wert, Holly Clement, Sam Howard, Dave Mudra, Kathy Paukert, Mike Paukert, and Rick Ellis

Homeowners present remotely: Marcia Binder, Steve Powell, Don Wolfe, Terry Judge, Nat Zaccaria, Dan Cronin, Rocky Seelbach, Maureen Quinn Hammond, and Kate Sheffield

Reports

Minutes: April board meeting minutes were approved

Manager's report: Todd Orsi

/ **Coyote roofs** have been completed on time and on budget

/ **Sport court** resurfacing and painting: There was a 4-week trucking delay. We will get an update on timing the end of July or early August.

/ **Weed control:** Senske will be onsite June 14th for fertilizing and weed control. The materials they use are pet friendly.

/ **Swim raft** escaped in a recent windstorm and floated away. Kramer was hired to drag it back. A diver will need to reposition it.

/ **Canvas marina covers:** Westwood is in line to get the covers put on for homeowners who pay for a slip with a cover. The same company puts them up every year and it has been difficult to get through to them to get an update. A discussion ensued as to whether we need to look for another option and whose responsibility it ultimately is to make sure they are put up and taken down – WVHA or the specific homeowners with the covers. No decision has been made at this time.

Budget – Bern Sheldon, Treasurer

WVHA accounts total \$260,978.41 on June 2, 2021. This total is net of the \$82K payment for the Coyote unit roofing.

Fees proposal for FY 2022:

Operating expenses for 2020 were well under budget and expenses so far in 2021 are well-controlled. Increases in costs are expected in 2022 so the budget is conservative. Capital expenditures in 2021 continue to increase as necessary repairs are made: \$82K for reroofing the Coyote units, \$16K to refurbish the tennis courts, and \$25K for repairs to dock B slips to improve safety. This totals \$123K, which more than consumes the \$90K assessed in 2021 for capital expenditures.

For condo owners the assessment for operating expenses is decreased by \$20 per month but the capital expense assessment is increased by the same amount. This means that the fees for condo owners will remain the same in 2022 as in 2021, while owners of the individual homes see a small increase in their capital expense assessment:

2022 Monthly Fees and Assessments

	Operating Expenses	Capital Project Assessment	Total
Condos	\$ 353	\$ 121	\$ 474
Homes	\$ 313	\$ 40	\$ 354

Action items

/ Dock Repair: The last two fingers at the end of dock B need to be repaired at a cost of \$25,000. **Motion for this expenditure passed.**

/ Ting Internet: Ting has offered to increase our download speed from 25 mbps to 200 mbps for the same price we are currently paying (\$35 a month per homeowner). They also offered a 1 GB upgrade for an additional \$10 a month (\$45 per homeowner). This is in exchange for signing onto a new 5-year contract. **A motion was made and carried to accept the 200 mbps speed at the same price we currently pay and sign onto a new five-year contract.** Homeowners can upgrade to 1 GB at their own expense of \$30 a month by contacting Ting.

/ Sport court report from the design committee: Design committee presented color samples for the court and surround colors and recommended to the board a dark green for the court and dark purple for the surround as it was thought these would be the least intrusive colors, along with white striping for tennis and yellow striping for pickleball. Both courts will be striped for both sports. **The board voted to accept the design committee's recommendation.**

/ Cottonwood trees at the end of Westwood Lane. Rick Ellis is concerned about the safety of these trees as there are some that are close to the house and are 80 feet tall. Sandpoint has an arborist who will come out and evaluate tree safety for free. **The board**

voted in favor of assessing the risk prior to any other actionable decision. Todd will reach out to the free arborist.

Discussion

/ Marina breakwater: The breakwater is in bad shape, and we have continued to patch it for years. The logs are deteriorating, and it is Kramer's opinion that the whole thing needs to be replaced. If the decision is made to replace it, it would be done in installments and take several years to complete. Todd has received two quotes:

- Kramer – west end, short south end; got quote for 130 feet; his quote for that with a more modern design is \$125,000 (\$960 per linear foot).
- Lance and Lanko placed a bid for 280 feet (same area) of \$210,500 (\$750 per linear foot).

Materials are wood and galvanized steel. Lots of the cost is for labor. The design would be maintainable by current staff. The 2 designs are pretty much the same.

Sam Howard suggested we ask Kramer what it would cost to use floating logs and continue to fix it in pieces for \$10,000-25,000 a year. Kramer has said they can't maintain it anymore. Questions arose as to how available the logs would be.

/ Boat slips: A discussion about the possibility of charging more for boat slips to help pay for the marina upgrade (as they are well below the going rate in the area) was met with objection because boat owners have paid for more than marina upkeep over the years.

/ Westwood Terrace waterfront access; Westwood Terrace homeowners do not have access to the water or amenities at Westwood Village – just a strip of land along the waterfront they can take a walk on. All but one Westwood Terrace homeowner is against seeking legal action. Ted Diehl – our Westwood Village attorney – suggested that we have people who have been here for a long time memorialize their recollections of the intent at the time this agreement was made. It was suggested that these recollections be put in formal affidavit format.

/ Parking lot south of the sport courts: A committee that was formed following the annual meeting last year – the parking committee – started a discussion about removing the parking lot located south of the sport courts and west of the Eagle garages. Additional diagonal parking would be instead provided on the pavement and extending into the green space east of Eastern. Pros and cons were discussed but in the absence of a formal proposal, they were merely hypothetical. A proposal for discussion is anticipated to be on the agenda for the annual meeting.

Informational

/ **Annual meeting:** The annual WVHA meeting will be on Saturday, July 3rd at 8 am at the clubhouse and via Zoom.

/ **Homeowners' reception:** The homeowner's get-together will be sponsored by the WVHA and organized by Kristy Wessels on Friday, July 2nd from 5-8 pm at the clubhouse. Dinner and water will be provided. Homeowners are invited to BYOB. An eVite will be circulated and we are all being asked to RSVP so Kristy knows how much food to order. This event is for homeowners only. Hope to see you all there!

/ **July 4th fireworks:** This is a reminder to homeowners that Westwood Village rules prohibit fireworks. Fireworks in previous years have resulted in significant damage – to the WVHA swim dock, the canvas boat covers, etc. Shooting them into the water also poses significant fire/explosion danger if they were to hit a boat or fuel floating on the water.

/ **Todd resignation:** This agenda item was inadvertently overlooked prior to the meeting adjournment. Therefore, nothing was said about the issue at the meeting. The Board went into executive session and anticipates a recommendation from the hiring committee prior to or at the annual meeting.

The meeting was adjourned at 7:30.

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