

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
February 15th, 2008

1. Jerry called the meeting to order at 2:30pm. The following members attended:

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

Also present:

Bill Wise, Westwood manager

2. Jerry moved for approval of the last meeting's minutes. Motion carried.
3. Sam provided the treasurer's report, as of January 31st, 2008.

Panhandle Checking	9,587.70	9,587.70
DA Davidson		
Capital Project Fund	39,006.92	
General Fund	5,382.84	
Insurance	<u>32,580.91</u>	
	76,970.67	<u>76,970.67</u>
Total		86,558.37

4. Committee Reports

Bylaws Committee: No report

Clean Up Day:

This is scheduled for the weekend (24 May) before Memorial Day. Details will be provided.

Design Committee:

- a. Pergola – Several designs are being considered for providing shade at the pool area.
- b. Guidance about when Estoppel agreements are required have been updated and aligned with our legal counsel's guidance.

- c. Paul said the Eastern owners have not yet met to discuss what plants will be put in this spring around the new paving.

Old Business:

5. Managers Report:

- a. After all of the exceptional snowfall the flat roofs had over three feet of snow standing on them as the forecast showed a warming trend and rain. The decision was made to shovel the flat roofs to prevent the anticipated heavy, wet snow from putting the roofs at risk. In spite of a shortage of labor, Bill was able to organize enough manpower and completed the job prior to the rain.
- b. Although most of the flat roofs would have been inspected this spring per schedule, in view of the heavy snow and shoveling, they will all be inspected.
- c. The written warranty from Versico for the Tyee flat roof work completed last October was received with incorrect information, and Bill is working with the company to fix.
- d. Formal permission from the Environmental Protection Agency for our use of lake water for irrigation is still working through the approval process. We did receive notice from the EPA with a request for more information, which has since been provided.
- e. Virgil will be provided a credit card for purchases on behalf of the Association.
- f. Bill recommended that signs be put up at the river entry into the marina to make it clear that it is private property, and boats that do not belong may be chained up or otherwise disable. Approved.

New Business:

6. The General Fund is about \$20,000 lower than desired at this point, but was impacted from the paving and snow removal that is so far estimated to run \$20,000 for this season. The budget for snow removal is \$7,500.
7. The budget for 2009 is being formed. Sam said the capital project budget for the next year could include the remaining paving and related drainage work to complete our roads and parking areas that is estimated at about \$150,000, as well as a resurface, repair or replacement of the tennis courts. A new, single court would cost approximately \$28,000, plus the cost of removing the old. Bill mentioned that we have spent about \$2,500 a year for the past five years in upkeep on the tennis courts.

There is not enough money to complete the entire road repair this year (without a significant additional assessment), nor do we expect to remove, relocate or replace the tennis courts until at least 2010.

8. It may not be well known that Westwood Village owners are welcome to use the tennis court next door at Westwood Terrace.
9. Estoppel Roundup – Bill has identified all the existing owners that should have agreements in place. The board will draft a letter and send with a blank form to each owner with a request to return it after describing the work that was done and having it notarized. The Association will pay for filing with the County.
10. This year's annual meeting of the Association will be Saturday, July 5th at 9am. Anything that requires a vote of the Association should be brought to the Board's attention as soon as possible.
11. Next meeting is tentatively scheduled for Friday, April 18th, 2008 at 2:30pm.
12. Meeting adjourned at 3:50pm.