

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
June 6<sup>th</sup>, 2015

1. Don Wolfe called the meeting to order at 8am. The following members attended:

Don Wolfe (President)	Sam Howard (Treasurer)
Rocky Seelbach (Secretary)	Jerry Binder

Not present: Ron Haazelar, John Hunter

Attending by teleconference: Dave Mudra (Vice President)

Also present: Bill Wise (Westwood manager) and owners Kam Majer, Steve Dault, Cliff Hook, and Kristy Wessels.

Correspondence from Kam Majer and Louella Schaeffer was considered in this meeting.

2. Minutes from the May 16<sup>th</sup> Board meeting were approved via email on May 24<sup>th</sup>.
3. Sam Howard provided the treasury report, current as of June 5<sup>th</sup>.

<b>Columbia Bank</b>	
Checking	107,412.75
Capital Reserve (Target balance \$65,000)	65,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	13,293.79
Amenity Reserve (Target to be determined)	6,500.00
<b>Total</b>	<b>\$212,206.54</b>

4. Design Committee Report
  - a. An Eagle owner would like to install a through the wall air conditioner. The Committee will work with the owner to better understand the impact.
  - b. Kam Majer and Steve Dault provided an overview and answered questions about the remodel project they are planning for their Tye unit. The project includes purchasing and converting 140 square feet of Common Area into their expanded Unit. The Association must approve the purchase, at \$10 per square foot. They are also asking to license 252 square feet of Common Area for pavers at \$5 per square foot.
5. Manager's Report
  - a. A number of the Court units suffered brown spots on their lawns this spring. We draw water from the pond for irrigating those lawns, and the pond is filled from the lake. The weather warmed up this spring before the lake was high enough to pump from. The pond is now full and the irrigation is working. Bill said some of the worst spots were reseeded.

- b. The siding on a Northern unit suffered some damage during snow removal and has been repaired.
  - c. Bill provided some samples of composite flooring that could be used to update the Wreck Room. There were concerns about what would happen over time if water from the pool or sand was tracked in. Cliff Hook suggested getting input from the owners for other desirable aspects of a remodel. Kristy Wessels said the Design Committee will gather owner input and summarize.
6. Kam and Louella Schaeffer are coordinating an owner’s reception the evening of Friday, July 3<sup>rd</sup>, which is the night before our annual meeting of the Association. An online survey sent to owners on the Association email distribution list shows 20 people planning to attend, preferring 5 – 7pm for the event, with the Association providing appetizers and soft drinks. The Board decided to ask owners to bring their own beverages and authorized \$10/head for appetizers. There will also be a signup sheet posted at the mail hut. Menu includes;  
 Baked Brie topped with Fangelica and Butter served with Baguette, Strawberries and Grapes. Roasted Red Pepper Hummus served on Pita, with Kalamata Olive, Feta Cheese and Tomatoes. Chicken Satays with a Thai Peanut Dipping Sauce. Beef Satays marinated in Chimichurri. Key lime Dessert Shooters. Brownie Bites.
7. Draft 2016 budget. In response to owner input, Sam added a third option for the budget that eliminates the amenity bucket that was approved by the Association at last year’s annual meeting.
- a. Option 1 grows the amenity bucket toward the \$150K target balance. Option 2 keeps the amenity bucket, but does not add to it. Option 3 eliminates the amenity bucket and uses its projected end of 2015 balance to cover 2016 expected capital expenses.
  - b. Sam made a motion that the Board recommend option 1 with a target of \$150K for the amenity bucket. Motion carried.

	Option 1	Option 2	Option 3
<b>Operations Budget</b>			
Condo	\$331	\$331	\$331
Home	\$291	\$291	\$291
<b>Capital Budget</b>			
Condo	\$84	\$54	\$0
Home	\$39	\$14	\$0
<b>Total Monthly Dues</b>			
Condo	\$415	\$385	\$331
Home	\$330	\$305	\$291

8. The annual meeting of the Association is scheduled for 8am on Saturday, July 4<sup>th</sup>.
9. The meeting was adjourned at 9:22am.