

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
May 20th, 2016

1. Don Wolfe called the meeting to order at 4:17pm following a presentation from Dave Kluttz of Lakeland Restoration Services. The following members attended:

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

Absent: Dave Mudra (Vice President)

Also present: Manager Bill Wise, and owners Kam Majer, Steve Dault, Darlene Pfahl, and Chuck and Kathy Chehock.

Correspondence from Kathi Head was considered in this meeting.

2. Minutes from the April 29th meeting were approved by the Board via email on May 1st.
3. Sam Howard reported the following balances, current as of May 20th.

The Capital Reserve target balance was raised to \$85,000 from \$65,000 after reviewing the annual cash flow, as well as growth in replacement and repair costs.

Columbia Bank	
Checking	52,535.57
Capital Reserve (Target balance \$85,000)	85,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
Total	\$ 237,189.36

4. Design Committee Report
 - a. Owner input is needed for updating the Wreck Room. Kristy Wessel had started collecting ideas last spring that included new carpet. New couches have also been requested.
 - b. Bern Sheldon asked to install a block border in his front porch flower bed that doesn't interfere with lawn mowing; approved. Tim Cochrane asked to install a storm door (white), approved and completed. New homeowner Jonathan Sweatt wanted to do a small interior flooring project before moving in, now underway.
5. Manager's Report

- a. Bill has been working with the Department of Water Resources to secure a permit for a second irrigation pump to draw water from the river. The Department will visit Westwood to measure the existing flow after the water comes up.
 - b. The docks have been stained, and the new sundeck stained twice.
 - c. Pool work is underway. Bill said the pool should be ready a few days ahead of next weekend.
 - d. Please welcome new part time employee Todd Orsi.
 - e. Kam asked for a new garbage can at the mailbox, will be provided.
 - f. Spring roof inspection will be done in the next few weeks.
 - g. Following up on previous about trip hazards around the barn, pavers will be installed around the east side of the building.
6. Dave Kluttz of Lakeland Restoration Services gave an overview of his company's services for aquatic weed control, and what he plans to do for Westwood in June.
 7. Tom Curtiss of Panhandle Management was unable to present today, but will provide an overview of his company's services in the near future.
 8. 2017 Budget. Sam provided an overview of the proposed budget. There are no capital projects planned for next year, so there will be no special assessment. Dues will be \$340 for the 74 condos and \$300 for the five single family homes. Motion made and seconded to accept the budget, motion carried. The budget and related material will be distributed in advance of the annual meeting.
 9. Jerry Binder announced that he will be leaving the Board as of the annual meeting. Ron Hazelaar left the Board after selling his unit. With Jerry and Sam leaving and Ron already gone, the Board is down three members. Please consider volunteering.
 10. Kathi Head wrote asking about the new buoys in the swim area. The Association installed the buoys in accordance with Coast Guard specifications after several incidents with boats and jet skis in our swim area prompted safety concerns.
 11. Darlene asked about Sam's discussions with Northland Cable about internet service. Sam said he will continue working with Northland after leaving the Board this year, and that the discussions about including internet service as part of the Association's contract for cable TV service are still ongoing. Northland is adding bandwidth to their distribution system.
 12. Please welcome new owners Jonathan and Lisa Sweatt, new owners of Hazelaar's unit.

13. Similar to last year, Kam Majer is organizing an owners reception to be held on the patio from 5-7pm on Friday, 1 July, the evening prior to the annual meeting. Please RSVP to Kam by email or by phone at (480) 703-3529.
14. This year's annual meeting of the Association will be at 8am Saturday, July 2, 2016.
15. The Board entered executive session to discuss options for replacing Sam as treasurer.
16. Adjourned at 5:38pm.