

Westwood Village Homeowners Association September 13, 2020 Board Meeting Minutes

The meeting was called to order at noon in the Wreck room at Westwood Village. Board members present were Robin Betz, Joel Bonvallet, Kathi Head, Kam Majer, Julie Menghini, Darlene Pfahl, Bern Sheldon, Kris Stanton. Kate Sheffield attended via video conference. Owners attending included Don and Jean Dunn, Holly Clements, Bruce Gehman, Bruce Johnson, Tom and Kristy Wessels, Mike and Kathy Paukert, Don Wolfe, Pat Stevens, Shirley Howard, Steve and Bonnie Powell, Dave Oss, Linda Wert. Attending remotely were Rocky Seelbach, Terry Judge, Mick McFarland, Sarah Finney. Apologies to anyone missed.

Manager:

Todd provided a written report:

- Virg and I want to thank all the owners who helped pick up pinecones and pile up branches in front of their property after last Monday's violent windstorm.
- Work has been completed by McVay Brothers Siding and Windows to repair plow damage and warped vinyl siding on all Northern units, as well as some other units. The balance due on the project was paid last week bringing the total to \$6769.
- Kramer was finally able to get their crane onsite to finish work on the Breakwater. 2 new pilings were driven into the end of dock A as well as 1 replacement piling on the east end and 2 on the west end of the breakwater. In addition to the new pilings, maintenance was done on the breakwater. Total cost of \$12,255.
- Per Satisfaction Paintings recommendation, the sun deck received a coat of timber oil on 8/25. The coating remains a little slick in certain areas where the original stain still covers the 2x6's but time and weather should resolve this issue and extend the life of the deck.
- **New locks and keys** have been purchased to replace the Pool Gate, Bathroom, and Tennis Court. The locks will be replaced once the pool and tennis courts are permanently closed for the season. It was decided by the Board that 100 keys would be cut, and that each owner is to receive one key for each unit they own. The keys will be much more difficult to duplicate (please don't try) and are numbered sequentially from 1-100

Please have a representative from your unit see Todd sometime before the pool and tennis courts open next spring to sign for your key.

Treasurer: As of September 12, 2020 WVHA bank balance totaled \$205,443. This included \$102,187 in operating expense reserves and \$103,256 in capital expense reserves.

Business, old and new:

- **Keys-** Policy for managing replacement keys was discussed-Tim Cochran requested consideration for owners of short-term rentals to have a second key or quick replacement procedure in the event of a renter failing to return key. Discussion resulted in no policy except that short-term rental owners will need to manage their own key. A suggestion was made to have a combination keypad for the bathrooms, rather than a key. Todd will be asked to look into this.
- **Memorial for Vicki Dolsby-** Discussed, no action taken
- **Owner projects-** The following projects were approved:
 - Johnson/Hamilton** sidewalk paving (will require acquisition of a small amount of limited common area and estoppel)
 - Seelbach/Northern** patio and planters (will require acquisition of a small amount of limited common area and estoppel)
 - Riverview** owners plan to remove dividing hedges and replace with privacy screening

(screening design to be approved by Board/Design Committee). As this area is limited common it will be at owners' expense.

Sheffield loft conversion with new skylight (roof penetration will require estoppel)

- **Metaline paving-** The board reiterated its decision to postpone repaving Metaline Lane.
- **Tree and hedge removal-**
 - Some owners of Eagle units requested a tree blocking water views be removed. The board voted to decline.
 - Some Coyote owners requested the removal of the hedge edging the western end of the Eagle parking area as it obstructs their water views. Other owners wish to have the hedge remain to screen view of parked cars and lights on Eagle garages. Eagle garage lighting can be changed. The Board voted to keep the arborvitae. The suggestion to move parking to the area east of the Eastern units catalyzed the creation of a "Parking Committee" comprised of the following owners: Don Wolfe, Robin Betz, Steve Powell, Linda Wert and Kathy Paukert.
 - Darcy Chambers wrote to the board expressing her concerns regarding the large cottonwood trees just behind (north) of the Chambers. She is concerned that they are a hazard to their homes. The board understands that these trees are on Idaho Department of Lands (IDL) property. Kris Stanton is engaged in discussions with IDL management.
- **Limited Common-** Issues have arisen related to maintenance (primarily trimming of greenery but also groundcover near buildings). The controversy is between individual owners and management over whom is responsible for upkeep. Limited common areas are mandated to be maintained by the owner. With 40 years of history replanting occurs, some areas are maintained by owners where others do not care for similar areas. A committee has been created to delineate limited common areas: Kam Majer, Kate Sheffield, Holly Clements and Kathi Head. This work will be done in consultation with individual owners. In the meantime, Todd will be asked to continue trimming areas traditionally maintained by the association, such as the shrubbery alongside the Metaline units.
- **Board size-** Two amendments passed at the 2005 annual meeting conflict regarding the size of the board. The first states "five to ten" members, the second specifies "seven". The board will present a change to WVHA documents which will correct this; in the interim we interpret the intent of the amendments to permit our present cohort of nine members.
- **Control of waterfront access-** It seems that neighbors, members of Westwood Terrace or not, have been using WVHA waterfront. There are questions as to what is exactly made available to the Westwood Terrace owners by the easement that WVHA provides to Westwood Terrace. We understand that the Westwood Terrace HOA is having the legal agreement reviewed by an attorney. Families which do not belong to Westwood Terrace or WVHA are clearly trespassing on our property. Some signage has been installed proclaiming WVHA as private property; more may be necessary. Further action will be addressed once Terrace's legal opinion is received.

A letter from Corliss Newman, owner of the Bullfrog house, illuminated the issue. She complained that traffic on the waterfront area in front the Bullfrog has increased to intolerable levels; many users do not appear to be WVHA owners. Some users are particularly disruptive. She asked that the board address this. Enforcement of the rules is an

issue.

There was also discussion regarding the status of the grassy area below the bulkhead of the Bullfrog house. Some owners think it is common area when it may be limited common area. This will be clarified during the limited common effort described previously.

- **Hot tubs-** Joel Bonvallet presented arguments at the annual meeting in favor of hot tubs, either a community amenity like the swimming pool, or personal units. The board heard the voice of the owners as being in favor of considering hot tubs. As a result it will be working to develop rules and regulations covering hot tub installations and usage. During the discussion it was pointed out that concerns regarding their misuse could not be extended to selectively regulating hot tub installations by owners of short-term rental units. State law prohibits this discrimination.
- **Owner requests-** The board asks for written requests by owners for actions, approvals and so forth by the board or for chores by staff (which would require more than a brief visit). These can be sent via email to sec@westwoodvillage.us, or by mail.
- **Fall facilities-** Todd has begun working a 4-day week for the winter (Fridays off). No specific tasks were considered.

Tabled items-

Discussion of the following items was tabled:

Procedures/limits for email discussions of board among board members
Bylaw to change meeting procedures to allow online attendance/voting.
Marina slip fee increase and accounting changes

The meeting concluded at 2:49 PM. Next meeting date to be determined.