

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
May 4th, 2018

1. Don Wolfe called the meeting to order at 1:00pm

2. Attendance:

Don Wolfe (President)	Dave Oss
Darlene Pfahl	Kris Stanton (Secretary)
Kam Majer	Debbie Oss
Bern Sheldon (Treasurer)	Shirley Howard
Todd Orsi (Manager)	Holly Clements
Rocky Seelbach	Julie Menghini
Pat Stevens	Linda Wert

3. Treasury update

Columbia Bank	
Checking	68,433.71
Capital Reserve (Target balance \$85,000)	85,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
Total	253,087.50

4. Manager's Report (Todd Orsi)

- See below for input on "Old Business".
- Milfoil Spray has been performed in the proximal lake shore/water.
- Insect spray of grounds will occur on May 17th.
- Westwood lawn will be sprayed for weeds on June 4th.
- Todd has collected firewood that can be used by homeowners. It is located by the shed near the dumpster by the basketball courts.
- Jack Peters from Spokane was hired to look at water collecting under the Tye. He will return in June to give recommendations for how to mitigate this. This water is most likely causing the structural damages occurring to the support posts.
- Bob (from Kramer) assessed the docks where a corner has lifted out of the water. There is an original post that has broken off and is hidden underwater. Two piles need to be placed while that section of dock is temporarily

removed and floated into the river. The bid for complete repair is \$4,300. The Board approved the expenditure.

-Everyone was able to get a boat slip that was asking for one and paid early. Covers should be installed in a few weeks. There are four boat slips still available. In the past, homeowners have been allowed to rent a second boat slip for a price higher than their first, this cost will be discussed further by The Board and a decision will be made.

Old Business

1. Riverview siding: Two independent siding experts evaluated the Riverview Siding. One estimated 60% failure with about 4 years remaining on other 40%. The second expert estimated 70% failure. McVay Brothers continues to be the most likely company to perform replacement. Replacement with Vinyl siding will be pursued this Fall starting after Labor Day. Riverview homeowners will be asked to select their choice of siding color.
2. Pool update: Demolition has begun. Second phase will begin soon and should only take 2 weeks to complete once started. We have been reassured that the project will be complete by Memorial weekend.
3. Tye repairs: To be completed soon by contractor. Awaiting weather to cooperate. Water collecting in crawl space will also need to be addressed (see above).
4. Eastern/Coyote Garages: Contract has been signed for repair. Total cost of \$19,500 for Eastern and \$9,000 for Coyote.
5. Irrigation pump update: Awaiting installation of pump.
6. Rental Rules Update: These have been submitted to The Board by Rocky. A few edits were discussed and these updates will be made. Don Wolfe made a motion and seconded by Dave Mudra. It was approved and copy will be sent to homeowners for final approval at the Annual Meeting.
9. Insurance: The Board reminds homeowners to check to make sure their insurance covers their home/condo while they are gone and family (e.g. children, grandchildren, siblings) are staying at their unit.
10. Ting internet: Installation to begin soon. They are currently working on the area around Mt. Baldy.

New Business

1. Darlene will arrange the Friday afternoon (prior to annual meeting) Westwood reception.
 2. As a reminder, The Strategic Planning Committee is looking for volunteers. A document regarding the role of this committee will be sent to homeowners.
 3. Bern continues to be in contact with city officials regarding short term rentals and city code.
 4. Bern discussed the 2019 proposed Budget. The \$35/mo internet fee will begin once Ting Internet is installed and ready. The budget was discussed at length with helpful input from Rocky. Some minor changes will be made before final approval. A copy of this will be sent to homeowners prior to the annual meeting.
 5. The annual meeting is planned for July 7th, 8am, in the Wreck Room ("The Barn"). The reception is the night before from 5p-7p (homeowners only). If you are unable to attend the annual meeting, please complete the proxy form which authorizes another person to vote in your absence. The proxy form will be mailed to homeowners before the annual meeting.
 6. There will be 3-4 board members retiring from The Board this year, if any homeowners are interested in joining, please let a board member know or you can volunteer at the next annual meeting.
 7. The Howards will not be charged for a small area (2.5' x 10') of common area that became part of their new patio as it was already considered limited common area to that building.
 8. Staffing for the summer will be limited to 2 full-time persons. Originally it was thought some "summer help" would be needed. Todd and Virgil have been able to work together very efficiently and no longer think there is a need for extra help. (This was discussed at the executive meeting). If it is later felt short-term help is needed, another staff member will be hired.
6. Meeting adjourned at 3:03pm.