

Westwood Village Homeowners Association
Minutes of the Annual Meeting
July 7th, 2007

1. Don called the meeting to order at 9am with the following board members present:

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

Also present were Bill Wise and Virgil Croy, Westwood managers, and representatives of 42 units with 15 additional proxies. A quorum was established.

2. Don moved for approval of the last meeting's minutes. Motion carried.

3. Sam provided the treasury report as of 30 May 2007.

Panhandle Checking	12,180.16	12,180.16
DA Davidson		
Capital Project Fund	38,180.51	
General Fund	95,218.71	
Insurance	<u>17,463.91</u>	
	150,863.13	<u>150,863.13</u>
Total		163,043.29

4. Committee Reports

Design Committee:

Jerry spoke about the Estoppel agreements the board is trying to reconcile. The Board is asking for assistance in making sure these documents are in place for any unit that has been improved with additions, skylights, car ports or other alterations to the footprint.

Planting Day:

Jerry reported we did not schedule a planting day this year in part because of the problems with the irrigation.

Old Business:

Managers Report:

5. Virgil got a hand for all the extra effort he put into covering while Bill was recuperating. Virgil provided a quick overview of the projects underway. The rotted

railroad tie replacement project at the Eagle units is nearly done. Just finishing the top of the concrete blocks

6. A question was asked about why there are so many brown spots in the grass. Virgil said they had only been irrigating for a couple of weeks, and the recent heat and dry wind have been hurting the lawn. Don added that temperatures are running ten degrees above normal this year. Virgil said that Senske did fertilize the grounds this spring.

7. The storm in late June did considerable damage. A total of three trees were lost, behind Don Wolfe's, Harvey Pine's, and in front of Miriam Weiss's units. Some cleanup is still in progress. Although the marina perimeter seems to be fine, some damage was noted on the docks and will be inspected further next week by Kramer's. Needed repairs would be covered by the Association. Several of the boat slip covers will require repair, at the expense of the people owning the covers.

8. Don reported there were only three boat slips left over after Westwood Village owner reservations were filled, which means only three to make available to Westwood Terrace owners to rent. The trend is toward fewer vacancies. The Board is considering expanding the number of slips. There is room and we have permits for a total of 12 more slips on A and C docks. The rental price charged by the Association is quite low, relative to prices elsewhere. For example, a covered slip at Dover for a 24' boat runs \$1,700 for the season. The \$350 we charge our owners and \$650 we charge non-owners is relatively cheap, and we may want to consider raising the rental fee.

9. Jerry presented his plans for a 13 by 9 foot addition to the northeast corner of his unit at 1502 Westwood Drive for another bathroom. Plans have been available for viewing at the mail hut for six weeks, and Jerry had previously gained the approval of adjacent neighbors and the Design Committee. The plans will require purchasing the Common Area ground that will be used. The Association voted and approved the project.

10. Don explained a change in the boat slip rental policy that requires reservation and payment by the first of February. This gives everyone a chance to find something else if all of our slips are taken.

New Business:

11. Mary Jane Shea made a suggestion for providing shade near the pool using a pergola. Examples can be seen at <http://www.archadeck.com>. Mary Jane suggests looking at the Photo Gallery link at the top of the page. In the Pergolas section numbers #008, #016, #017, #020, and #026 are of particular interest.

12. Question came up about the Tyee roofs and recent leaks. Bill and Virgil have solicited bids for new roofs and will follow up. Jerry mentioned that the roofs are inspected twice a year, each spring and fall. Bill added that he is asking for a bid to re-roof all of the Tyee units.

13. Question about tennis courts and whether they will be relocated. Don said they were resurfaced five years ago but they are again in poor condition. No decisions have been made about moving the courts.

14. Question was raised about whether a left turn lane could be added to the highway at the Westwood entrance. Don said the state would need to make that determination.

15. Questions about list of owners being available to all owners that includes names and Westwood addresses and phone numbers. Mary Jane Shea motioned to make a list of owners and their Westwood address available. Motion carried. Sam sent around a current list of owners to have people add their phone and email addresses that will be shared if people want to include them.

16. Sam explained the proposed operating and capital budgets. After much discussion a motion was made for approval and the motion carried.

17. Don explained that with Mike Paukert filling Lynn Watt's unexpired term there are no positions open for election this year.

18. The meeting was adjourned at 10:21am.