

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
October 4<sup>th</sup>, 2013

1. Jerry called the meeting to order at 2:30pm. The following members attended:

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

Not present: Ron Haazelar, John Hunter

Also present: Bill Wise (Westwood manager), Stephen Snedden

2. Minutes from the July 6<sup>th</sup> meeting were approved by the Board via email on July 10<sup>th</sup>.
3. Sam Howard provided the treasury report, as of Tuesday, May 14<sup>th</sup>, 2013.

<b>Panhandle State Bank</b>		
Checking	\$ 35,065.05	\$ 35,065.05
<b>DA Davidson</b>		
Capital Reserve	19,683.75	
Special Assessment	65,293.79	
Insurance Reserve	<u>20,000.00</u>	
	104,977.54	<u>104,977.54</u>
<b>Total</b>		<b>\$140,042.59</b>

4. An owner that admitted to disregarding a Board decision and violating the Rules and Regulations after calculating the likelihood and amount of a possible penalty was assessed a fine.
5. Design Committee Report: Nothing to report
6. CC&R Committee Report: As approved during this past July's annual meeting of the Association, the Second Restated and Amended Declaration of Condominium as been filed with the county. The new document will be made available with the rest of our online documentation at <http://WestwoodVillage.us>.
7. Manager's Report:
- Virgil Croy is working only half days after being injured in a vehicle accident several weeks ago where he was hit from behind while on company business. The other driver was at fault.
  - Fall trimming and winterizing work continues.

- c. The gear box on the lawn mower failed and was replaced with a spare purchased earlier due to the scarcity of the part. Bill reports that the dealer saw only two left in the system and knows of no reason why any more would be built given the age of the machine. Sam suggested this might be a good time to shop for a replacement. The Board agreed. Bill was tasked with identifying purchase options for consideration at the next meeting.
  - d. Per the latest roof report, the flat roofs of the Western units, and Metaline #5 and #6 need to be replaced. Bill will get estimates to be considered at the next meeting.
  - e. The lawn area that was damaged this past spring during the retaining wall and waterfront work has been reseeded again.
  - f. Bill described how the irrigation at the eastern edge of our property, across the parking lot from the Eastern units, will be removed from the city water supply and connected up to the new system serving The Court in order to lower our water bill.
  - g. Owners are reminded to remove their water toys from the racks next to the waterfront deck before the end of October. Items remaining may be donated to charity in November.
8. Change of Accounting firm and Westwood's mailing address
- a. Tara Nelson (our accountant) says there are mail items being forwarded from our previous accounting firm. Owners are reminded to change the address where their automatic payments and proof of insurance coverage are being sent.
  - b. Several owners are taking advantage of the automatic payment option offered through our new accounting firm. Authorization need only be provided once to enable having the invoiced amount withdrawn from your account. Since the amount is based on the invoice, no new authorization is required as the dues change at the first of the year.
9. Sam will be consolidating our bank accounts at Panhandle and closing the account at DA Davidson.
10. The president of the North Shore owners association asked if we would contribute to replacement of the fence between us. A vinyl replacement was estimated at nearly \$30,000. The Board is not interested in having a vinyl fence, and estimates a wood replacement would be about half the cost of vinyl. Rocky will communicate with Brian Scrimsher of North Shore.
11. Several owners have complained about the local cable company TV service. Specifically the signal on some channels. The Board believes the best approach is to continue calling them to complain when their service is less than expected.
12. The City of Sandpoint has changed several aspects of what they require for short term rentals. Westwood Village is within the Sandpoint city limits. Owners are

responsible for knowing how to comply with the new laws. Thanks to Tim Cochrane for providing the following summary;

Title 3, Chapter 12 of the Sandpoint City Code provides rules and regulations for the short term rental of dwelling units. Short term rentals are defined as rentals between 2 and 30 days. A copy of the ordinance can be found on the City of Sandpoint's website. Applications are available on the website and are processed by the City of Sandpoint Planning Department. The ordinance requires:

- Vacation Rental Permit (fee \$125.00)
- City of Sandpoint Business License (\$50.00)
- Inspection by City Building and Fire Departments
- Quarterly remittance of a 5% Resort City Tax
- Annual renewal of permits and inspections

Other key topics of the ordinance include:

- Local representative must live within 20 miles of the unit
- Owner must inform all owners within 200 feet of local representative's contact information
- Rentals must be for a two or more days and no more than one rental within a 5 day period

13. The next Board meeting is tentatively scheduled for Friday, December 6<sup>th</sup> at 3:30pm.

14. Meeting adjourned at 3:50pm