

Westwood Village Homeowners Association Board Meeting – Nov. 9, 2021

### **Announcements**

If your contact information needs to be updated, please send updates to [sec@westwoodvillage.us](mailto:sec@westwoodvillage.us) This will assure that you receive the announcement of upcoming meetings, meeting minutes, etc.

If you would like to remember Todd Orsi and Virgil Croy during the holidays, here are their addresses:

Todd Orsi  
1521 River Rock Rd.  
Sandpoint, ID 83864

Virgil Croy  
PO Box 412  
Sandpoint, ID 83864

Meeting was called to order at 5:30 pm

### **Present**

In the barn: Todd Orsi, manager; board members Kam Majer, Kathi Head  
Present by Zoom: board members Bern Sheldon, Dan Murphy, Robin Betz, Scott Asan, Joel Bonvallet, Mark Case, Andrea LaPlant  
Homeowners present by Zoom – Don Wolfe, Deb Oss, Dave Oss, Linda Wert, Rocky Seelbach

### **Manager's Report** – Todd Orsi

/ Sport court finished on time and on budget

/ Pool heater has been replaced; had significant savings over what Pool World had bid

/ Winter snow removal – using a different company –(Apex) with comparable cost from previous years; owner and his assistant walked the property; staking starting Nov 10<sup>th</sup>

/ Winter checklist – what to do to keep your condo safe and dry this winter when you are not here (see attached)

**/ Garbage – please break down big boxes when throwing in dumpster; don't put sod and yard waste in garbage can; don't let cans get too heavy; take a bag or two to the dumpster if can is getting too full**

/ Mulching has been done and lawn aeration completed

### **Treasurer's Report**

/ Bank account total as of 11.9.21: \$288,559

/Todd helping keep operating expenses down. The major expenses are utilities and personnel costs. Insurance up due to cost of living; should see a 10% increase. We looked into lower bids last year, but our current insurance is the best option.

### **Design Committee Report**

Results of the homeowners' survey have been compiled and will be used as a general guideline for non-maintenance related upgrades. Regarding the smaller projects, the most well-received initiatives in order of popularity are:

- (1) upgrade barn/pool bathrooms
- (2) upgrade pool, sundeck, barn deck furniture
- (3) upgrade barn interior with tv, fireplace, etc. for community use, particularly during the winter months.

/ Motion: Kathi/second Joel: Have Todd hire Bill Radcliffe to look at pool and barn bathrooms and let us know what he recommends and what it would cost, Motion carried. Andrea will coordinate with design committee to provide feedback to Todd and Bill regarding what specifically they and the homeowners would like done.

/ Motion: Kam/second Dan – allot up to \$3,000 to DC for barn fun – hanging fireplace, hanging TV. Motion carried.

/ Barn patio furniture is in bad shape so probably needs to be replaced sooner than pool or sundeck according to Todd. Design committee will start looking at examples of patio/pool furniture and see what it would cost.

**Waterfront Committee** – Rocky Seelbach, Bern Sheldon, Corliss Newman, Sam Howard.

This committee will address all issues associated with the waterfront, not just repair/replacement of the breakwater.

/ Breakwater meeting Saturday Nov 13th to discuss the options. Rocky has been putting together some diagrams. Bern has collected a lot of information and bids to be discussed at the meeting. Minutes and other documentation will be provided and shared on the Association web site.

/ The committee is putting together a charter that includes other waterfront concerns and improvements. They encourage others to provide ideas.

## **New Business**

/ **Rain Gutters:** cleaning and maintenance of the gutters are done twice a year – the last thing in Fall for big clean, then again in Spring. Virgil has been doing it. Pitched roofs in new build are harder to do. Flatter roofs are easier to do. Todd can look into hiring some of it out. Virgil is about half done with them now and will finish this year. Spring is not as big a job. So, we would not need to hire help until next Fall.

/ **Barn exterior:** Todd says the barn exterior needs to be taken care of. Some of the beams are rotted. This is a maintenance issue and Todd will provide us with a bid for painting and replacing rotten beams.

/ **Policies and Procedures:** Rocky is compiling information on a number of issues that were agreed upon over the years when he was secretary, so they are all in one place. They will exist alongside and be referenced in the Rules and Regs.

/ Motion: Kam/second Joel – that board approve additions to the Rules and Regulations related to mold remediation and hot tub policy and to support the related Policies and Procedures manual. Motion carried.

/ The updated Rules and Reg are online, along with the new Policies and Procedures approved by the board. They are available on our website under the CC&R tab at <http://westwoodvillage.us/ccr/>

Date for next meeting board meeting: Tuesday, February 1st at 5:30 pm.

Meeting was adjourned at 6:43 pm.

Minutes prepared by Kathi Head, Association Secretary