

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
November 17th, 2006

1. Don Wolfe called the meeting to order at 2:43pm with the following members present:

Don Wolfe (President)
Jerry Binder (Vice President)
Sam Howard (Treasurer)
Rocky Seelbach (Secretary)
Hollan Ann (Holly) Clements
Lynn Watts
Paul Kimmel

Not present: Mike Paukert and John Hunter

Also present: Bill Wise, Westwood manager.

2. Don Wolfe invoked several rules of order to improve the flow of events in the meeting. He explained that motions for new business would only be taken during the new business section of the meeting. Also, each new business item would require a motion, and the motion would need to be seconded prior to any discussion of the issue.

3. Don asked for approval of the last meeting's minutes. Lynn Watts motioned for the board to approve the minutes without correction. Jerry Binder seconded, motion carried.

4. Sam Howard provided the treasurer's report, as of October 31, 2006.

Checking Account	1,746.34	1,746.34
DA Davidson		
General Fund	69,236.92	
Insurance	22,480.91	
Special Assessment	<u>12,656.57</u>	
	104,374.40	<u>104,374.40</u>
Total		106,120.74

Sam also stated that pool expenses this year were 22% higher than normal, energy costs were up 32% from last year, and the Allstate insurance premium will be 12% higher than last year. These increases will put us behind on operating funds, especially since our governing documentation limits our year to year operating budget increases to only 3%.

5. Committee Reports:

Bylaws Committee: Lynn Watts summarized the working session she hosted at her home October 14th with five other board members (Sam, Don, Holly, Rocky and Jerry) to identify areas in the governing documentation that need clarification

or correction. Lynn stated there are some things we may wish to amend. The Declaration of Condominium could be improved with some changes that would reflect current practice, and the Bylaws were fine except for not reflecting the recent change to the Declaration regarding the number of members on the board. The Rules and Regulations do need to be updated to reflect slip rental procedures and policy.

Design Committee: Don Wolfe reported there are no current projects or requests being considered. Don Angell's resignation from the board and Design Committee opens a chair that he would like to fill with someone that lives in Westwood. Also, Bob Hill offered his seat on the Committee in view of the limited amount of time he is spending at Westwood, though he is happy to continue serving.

Landscape Committee: Lynn reported she is still planning to spend the budgeted \$2,000 money putting flowers in around the mail box shelter.

Old Business:

6. Manager's Report and Project Plans:

Bill has put together a temporary solution for the rotting railroad ties in several retaining walls.

Repairs to the failed roof on the Eagle garage will cost around \$10,000. Material is present. Need a couple of days of forecasted good weather to finish.

Options for shared maintenance of the Forest Park fence line are still being worked. Sam suggested that we might consider simply painting our side if we had permission from the developer.

Potential work on the Mansard roofs for Eagle, Coyote and Eastern units will be prioritized in the spring.

Road repaving will also be assessed next fall after our financial position from roof work is known.

During the manager's tour Bill had explained how the irrigation suction line has been clogged by milfoil several times a day. The milfoil problem is being addressed by local government, but Bill suggested that he could extend the piping to the end of the dock and put a concrete box in place as a base for the intake. Milfoil grows from the bottom, and the concrete would prevent it from taking hold. It would still require periodic cleaning to prevent dirt from accumulating and providing a base for the milfoil. The project would cost less than \$2,500

Also during the tour, Bill showed how some of the dock pilings are rotting. Bill will get estimates for doing the replacement work. Work must be done after the water rises again, to allow the barge access to the work area. Generally the work would be done in May. Replacements will be steel instead of wood.

Also, some pilings that were sawed off at ground level years ago have worked their way out of the ground and are becoming a hazard to boat owners. Bill will take them down to ground level again.

7. The board was asked to reconsider the decision made in the 1 July meeting where it declined to have the Association bear the cost of Eagle sidewalk repairs. No changes to the decision were made.

New Business:

8. Sam made a motion to authorize all current board members to add their names to the D.A. Davidson and Panhandle Bank accounts so they can sign checks. Checks require two signatures. A board member can provide one of the two signatures allowed, and our CPA provides the other. Sam said that he and Don Angell are currently listed, but Don's name should be removed since he is no longer on the board. Also, Brian Jensen's name needs to be added as our CPA since Keith is retiring. Sam stated further that he travels and is not always available when the CPA calls to request someone sign checks. With a copy of these minutes naming the board members delivered to the bank, any member so named will be eligible. Motion seconded and carried.

9. Lynn made a motion to authorize her one billable hour to discuss our governing documentation with Ted Diehl. Specifically, Lynn would like to discuss the process of changing the documentation, should the board vote to do so, and what the associated costs would be. Motion carried.

10. Lynn made a motion to rename the Landscape Committee into the Annual Planting Day Committee to better represent its purpose. Seconded by Paul Kimmel. Motion carried.

11. Lynn made a motion to task the Design Committee with providing a simple guide for owners on how to get Association approval for changes they may want to make to their unit. Motion carried.

12. Lynn made a motion that major changes to the common area by Westwood managers need to be approved by the board. This wouldn't include continuing maintenance items, but would include things like cutting trees or landscaping projects. Seconded by Paul Kimmel. The motion was defeated after a twenty minute discussion.

13. Holly nominated Jerry Binder to take the Design Committee seat vacated by Don Angell. Motion carried.

14. Lynn nominated Holly to take the design committee seat made available by Bob Hill. Motion carried.

15. The Design Committee is now made up of Don Wolfe, Jerry Binder and Holly Clements.

16. Lynn Watts asked for ideas on how to make the meeting agenda available to the Association in advance of the meeting. It was noted that the agenda has been posted in the mail box hut for the most recent meetings, and any owner can contact board members to inquire further. No further action taken.

17. One of the trees by Charlie Parrish's unit is dying and should be taken down. Bill will work with Charlie to confirm and schedule.

18. Next meeting is set for Friday, January 5th at 2:30pm.

19. Meeting was adjourned at 4:30pm.