

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
March 22<sup>nd</sup>, 2017

1. Don Wolfe called the meeting to order at 3pm. The following members attended:

Don Wolfe (President)                      Dave Mudra (Vice President)  
Darlene Pfahl (Treasurer)                Rocky Seelbach (Secretary)  
John Hunter

Absent: Kam Majer, Pam Lawrence, Vicki Dolsby

Also present: Manager Bill Wise, owners Dave Oss, Shirley Howard, Pat Stevens, Louella Schaefer, Cliff Lawrence, and Mike Bannon.

Correspondence from Jerry Binder, Kris Stanton, Brad and Ellen DeAustin, Holly Clements, Andrea Asan, Mike Paukert, Kim Brockbank, Paul and Karen Lindholdt, and Dan Cronen was considered in this meeting.

2. Minutes from the February 15<sup>th</sup> meeting were approved by the Board via email on February 20<sup>th</sup>.
3. Treasury Report – Darlene Pfahl reported the following bank balances, current as of today.

| <b>Columbia Bank</b>                        |                      |
|---|----------------------|
| Checking                                    | 67,859.90            |
| Capital Reserve (Target balance \$85,000)   | 85,000.00            |
| Insurance Reserve (Target balance \$20,000) | 20,000.00            |
| Special Assessment                          | 79,653.79            |
| <b>Total</b>                                | <b>\$ 252,513.69</b> |

4. Design Committee Report – Dave Mudra said the Design Committee will make a recommendation on where to put the requested lighting for the Eastern parking lot.
5. Waterfront Committee Report
- a. Don said the committee had served its purpose and provided options for the Board to consider. The Board is grateful for the participation of so many owners. The Committee may be re-established at a later date, but is now dissolved.
  - b. Construction of the four new slips for A dock and the breakwater repairs have started.
  - c. The committee had also described an improvement to the marina for the Association to consider. Labeled the Eastward Expansion, it would include replacing the eastern breakwater with a combined breakwater and eight foot wide dock set further to the East,

with a covered area at the southern end. Rocky will see about providing illustrations for the annual meeting.

6. Manager's Report

- a. David Oss complimented Bill and Virgil on how well they have kept Westwood over the years, and in particular through a hard winter. Seconded by many in attendance.
- b. Bill said the pool filter will remain sand based, with new sand to be installed this spring. After consulting with vendors there doesn't appear to be anything wrong with the current system that new sand won't correct.
- c. Several owners supported the idea of kayak storage near the Bullfrog, including Paul and Karen Lindholdt, and Dave Oss.
- d. The office phone number is now a mobile phone carried by Bill. Please used the office number (208) 263-2618 to contact Bill instead of his personal cell phone.
- e. Repair of the siding on the Northern cluster will come to around \$8K.
- f. Dave Mudra wanted owners to know that if their dryer isn't performing as well as expected they should make sure the exhaust vent isn't plugged. An Eagle unit had a blocked dryer exhaust vent, which is a potential fire hazard. Contact Bill if you are unsure how to test or need help.
- g. Rinse station is in place at the pool
- h. Todd Orsi will return to Westwood staff as part time help starting April 1.
- i. Bill will be on vacation as of April 1, returning April 10<sup>th</sup>.

7. Northland Cable Internet

- a. The bulk rate internet service contract with Northland will start on July 1, 2017. This should provide owners enough opportunity to identify existing problems and work through the repairs with Northland.

- b. Invoices for July through December will reflect the \$32 per month increase that was approved by owners last fall.

|                        | Total Monthly Dues<br>July – December 2017 |
|------------------------|--|
| Condos                 | \$372                                      |
| Single Family<br>Homes | \$332                                      |

- c. The Board is asking owners to help find problems before the internet service contract starts. Please perform the steps below and report any problem found with Northland's services to them at (208) 263-4070. Please help us get what we are paying for now in cable service, and soon for internet service.

- Owners that already have Northland cable internet service at Westwood can test their connection at [www.SpeedTest.net](http://www.SpeedTest.net). Northland's basic cable internet service provides 12Mbps downlink and 1Mbps uplink speeds. Some customers may have arranged for different speeds. Contact Northland if your internet service with them does not meet your expectation.
- Picture quality on the higher Northland cable television channels can be a good indicator of how well a cable internet modem could work. If your picture is less than clear, please contact Northland to resolve the cable TV problem. Northland's channel lineup is available at their web site; [www.yournorthland.com](http://www.yournorthland.com).

d. Do not hesitate to contact Bill or the Board if Northland is unable to resolve.

8. Adult Pool Time. There was no correspondence received in support of setting aside time at the pool for adults. Jerry Binder, Kris Stanton, Brad and Ellen DeAustin, Andrea Asan, Mike Paukert, Kim Brockbank and Dan Cronen all wrote in opposition.
9. 2018 Budget. The operations budget draft for 2018 is in good shape. The Board needs to finalize options and estimates for the pool repair and Riverview siding before determining the need for a Special Assessment.
10. The next meeting of the Board is scheduled for 9am, Saturday, May 13<sup>th</sup>. This may be the last Board meeting before the annual meeting.
11. The annual meeting of the Association will be held at 8am Saturday, July 1. A reception is planned for the evening before the annual meeting.
12. The Board went into executive session to discuss staffing.
13. Adjourned at 4:15pm