

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
January 7th, 2011

1. Jerry called the meeting to order at 2:20pm. The following members attended:

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

Not present: Ron Hazelaar, John Hunter

Also present: Virgil Croy (assistant Westwood manager), and resident Kam Majer.

Old Business

2. Minutes from the October 1st Board meeting were approved by Board members via email on October 10th.
3. Sam Howard provided the treasury report, as of January 5th, 2011.

Panhandle Checking	\$14,892.20	\$14,892.20
DA Davidson		
Capital Reserve	50,968.63	
Special Assessment	71,237.34	
Insurance Reserve	<u>27,790.68</u>	
	149,996.65	<u>143,434.58</u>
Total		\$158,326.78

4. Design Committee: Nothing to report
5. Manager's Report:
- a. The results from the September roof inspection was received in November with no issues identified on the peaked roofs. Coyote flat roofs are in good condition, with minor repairs accomplished. The Metaline flat roofs are in fair to good condition, including one leak that continues to elude attempts to isolate.
 - b. The ponds remained too soft for staff to get in with the tractor and turn over the ground to kill off the cat tails before winter arrived. The problem will be addressed in the spring.
 - c. Some of the roofs are developing moss. Staff is applying granular moss killer to control.
6. CC&R Committee Report:

- a. Rocky summarized the December 14th meeting he and Sam had with our lawyer, Ted Diehl regarding the restatement of our Declaration of Condominium. Notes from that meeting were sent to the Board and Committee members earlier.
- b. Action items and issues to be addressed in the restatement are being tracked.
- c. Ted's office is producing a consolidated version of the Declaration with all of the amendments to date. Volunteers to help identify areas in the consolidated document that need to be clarified would be appreciated.

New Business

7. Several owners that are refinancing their units have requested information required by their lender. Westwood's manager has most of the information required, and our web site at <http://WestwoodVillage.us> has our governing documentation and current budget.
8. Property taxes for the lot we purchased from Westwood Terrace are \$1300/year. This is much higher than the tax rate we pay on the rest of our Common Area. Sam inquired with Ted Diehl on how we could incorporate the property into our Common Area so it would not be taxed separately. Ted said the property is likely part of the Westwood Terrace plat and can only be included in one or the other. There was further discussion regarding how this gives WVHA a vote in the Westwood Terrace owner association, may require amendment to their CC&R to release, and would need to be included in our own by amendment or the planned restatement. Sam has had initial discussions with Jim Nieman of Westwood Terrace on possible options.
9. As a matter of policy, management will remove snow if four inches have fallen. However, if the forecast calls for more that night or the next day it is up to the manager to make sure our money is used efficiently.
10. A recent discussion about the promises made by a realtor serves as a reminder that a realtor is not authorized to speak on behalf of the Association, and nothing in a sales contract supersedes our governing documentation.
11. Some owners may notice that the wire used for cable TV during construction of the units is too lossy to carry the higher fidelity signals used for some programming, or the internet services provided through the cable company. And, telephone wiring in Westwood may not support higher bandwidth DSL services. The Association is not responsible for upgrading the cable TV or telephone infrastructure at Westwood. Please work with the service provider and ask Westwood's manager if you have questions.
12. The next board meeting is tentatively scheduled for 2:30pm on 18 February, 2011.
13. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.

14. Meeting adjourned at 3:38pm