

Annual meeting – July 3, 2021

Meeting called to order at 8 a.m. It was determined that we had a quorum. The minutes from last annual meeting were approved.

President, Robin Betz, reminded people of being respectful of their neighbors.

Manager's report – Todd Orsi

- Remember to pick up keys for the pool and sport court.
- Marina – trying to get Lakeland to treat for milfoil; area will be staked with a notice; not doing a treatment after draw down this year.
- Work scheduled over the year completed on schedule: (1) vinyl siding completed – repairs on some individual condos, (2) Coyote roof done, (3) new pilings installed in marina, (4) dock A stained, and (5) timber oil on sun deck.
- Remodels have been completed and estoppels have been filed for various homeowner renovations.
- Sport court – resurfacing will be done late July/early August – will be dark green courts with dark purple surround – two pickle ball courts lined in yellow, tennis courts lined in white
- Last two fingers on west side of dock B are tilting. Log floats will be replaced with steel frame and plastic box floats (board approved at last board meeting).
- Pump station – someone took off the lid as it was left unlocked and the pump ran all weekend without water going into it – not good for the pump. Todd requests that people please leave it alone and advise children as well.
- Swim dock is going to stay in close to shore where it is. Non-Westwood homeowners are less likely to use it as a ski dock.

Owner comments:

- Grass at north end of Eastern doesn't get watered – Todd will have Virgil look at it

- Area behind Northern doesn't have grass – nothing will grow there. No solution was determined.
- Suggestion made to aerate the lawn more often – currently doing it about once every two years
- Discussion about the irrigation system ensued; Jerry Binder explained the issue with the water rights – don't want to mess with the irrigation system in any big way because of this.
- People asked about the Department of Lands stump farm on entering Westwood. They (DOL) are said to be planning to plant native trees and shrubs.
- Reminder of no fireworks this weekend because of the high fire danger. City of Sandpoint regulations were read.

Treasurer's report – Bern Sheldon

- Current bank balance as of the half year just ended is \$278,411.70
- Operating expenses were down in 2020; 2021 expenditures are almost the same place as last year.

Design committee report – Mike Paukert

- Reminded everyone of the approval matrix – which describes what level of approval is required depending on the project. Reminder that most importantly work with direct neighbors first – those who would be most affected by your proposal.
- Provided a reminder of no big projects in the summer between Memorial Day and Labor Day.
- The committee is working on a project request form with all the pertinent information that would be filled out by a homeowner requesting approval for a project.
- Proposal for redesigning the restrooms is in the works.

Parking Committee – Kathy Paukert

The parking committee is seeking input from homeowners regarding the possibility of removing the parking lot west of Eagle and south of the sport court with possible alternative parking in the green space east of Eastern. The goal would be to improve the view for Coyote and some Eastern units. No official proposal has been submitted to the board.

Homeowner input can be provided to board VP Kam Majer or to the parking committee.

Marina report – Bern Sheldon

-Breakwater needs repair constantly. Kramer has said that they think we need a major reboot instead of just minor repairs every year.

Bern has been gathering information and bids:

-Laneco – Lance Lane – person who puts up the awnings over the marina; breakwater would be a big project for him – has submitted a bid for replacing the 260-foot west and southwest sections – where most weather comes from. Could be maintained by Todd and Virgil.

-Kramer bid – got a bid for half of what was asked for – 130 feet – due to his concern regarding our reaction to the cost.

-Bid for replacing the entire breakwater 4½ years ago was \$280K. Some of the lower cost attributed to potential to resell part of the salvaged material. Current construction prices are very high – material costs are starting to decline. Extrapolating the above bids implies that the cost to replace the entire marina could be as much as nearly \$10,000 per homeowner (home/condo).

-Waiting for a new bid from a company that specializes in building docks, etc. with logs, that was referred by Sam Howard. Since suitable logs are becoming very expensive, the hope is that adding/replacing logs would be a viable interim solution.

-The prices are not likely to decrease significantly. The longer we wait, the more we pay.

Submerged land lease – All marina lands below artificial high-water line require a submerged land lease with the State of Idaho. Cost is expected to total less than \$5,000 per year.

Waterfront committee: Rocky Seelbach moved to reconvene the waterfront committee to work on marina and other associated issues. Motion passed: Members: Rocky chair, Bern, and they are looking for additional members. Please contact Rocky if you are interested – text/phone (509) 995-7452 or email: rocky.seelbach@gmail.com

Manager replacement report – Joel Bonvallet

- Todd agreed to work less, for less pay. He will be working remotely a lot, particularly in the off season.
- Virgil will have more responsibility – carry phone 24/7 and more snow removal responsibilities, with a small bump in pay.
- Saves us about \$10,000 a year
- Contact info: Todd will respond to email, Virgil will respond to the phone. Homeowners were reminded that the Westwood phone is a cell phone that will be monitored 24/7 so best to call during business hours Monday through Friday unless it's an emergent issue that can't wait.
- Todd is still urging us to take the long look and continue looking for a fulltime manager.

Board size/new board members – The Bylaws say the board shall consist of 7 members (Articles of Incorporation says 5 to 10).

- Motion made by the Board to keep it at 7 to cut down on the cumbersome email exchanges and long drawn-out decision-making process – and also to keep it at an uneven number for voting. This was the majority opinion of the Board. Motion was quashed as being out of order.
- Four new members were elected to the Board: Andrea LaPlant, Scott Asan, Mark Case, and Dan Murphy. Two current Board members whose three-

year terms were up, Bern Sheldon and Julie Menghini, were re-elected. This brings the total number of Board members to 10. Motion made and carried to approve the slate of 10 members.

-The Board was asked to be more aware of the need to keep track of the staggering of Board Members service terms, in order to be more compliant with Idaho State Law and our governing documents.

Remote meetings – need to consider a By-law change to define the rules and regs around remote meetings.

Budget – Bern Sheldon

-As shown in the table below it was proposed that 2022 dues remain the same as for 2021

Description	Condos	Homes
Operations	\$ 353	\$ 313
Assessment: Capital repairs and rebuild reserve. Condo owners	\$ 121	
Assessment: Marina, grounds, etc. Homeowners		\$ 40
2021 Total Monthly Dues	\$ 474	\$ 353

-Budget was approved.

Owner miscellaneous business

-Suggestion was made to fix up the barn for a place to hang out. Kristy Wessels had put together a spreadsheet a few years ago with what would need to happen depending on if it is to be used only seasonally or all year long. She has shared this with the Board.

-Arborvitae on west end of parking lot south of sport court – A decision to keep the arbor vitae was made at the September, 2020 Board meeting. Owners asked that this decision be reconsidered again this year. Some owners expressed concern about their removal or removal of things in

general to improve the view of specific homeowners. Others want them removed to improve the view and because the one on the north end is not looking too healthy. A new motion was introduced and passed to remove the trees.

-A motion was made and passed to make no decisions on the parking area south of the sport court/ west of Eagle any sooner than the annual meeting next year.

-A request was made and approved for a keypad entrance to the pool bathroom, rather than requiring the one key each homeowner is allowed. Todd will take care of it.

-Design committee composition – Robin Betz dropped off the committee and Marsha Binder joined. Ally Stanton also joined following the meeting. They will be on the committee along with Mike Paukert and Linda Wert.

-Homeowners were reminded that the Ting upgrade has occurred. Owners need to reboot their modems to take advantage of it.

Meeting was adjourned at 10:30.

At the Board meeting following the Annual Meeting the following officers were elected by the Board:

Robin Betz, President; Kam Majer, Vice President; Bern Sheldon, Treasurer; and Kathi Head, Secretary.

