

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
Saturday, May 13th, 2017

1. Don Wolfe called the meeting to order at 8am. The following members attended:

Don Wolfe (President)	Dave Mudra (Vice President)
Darlene Pfahl (Treasurer)	Rocky Seelbach (Secretary)
Kam Majer	Vicki Dolsby

Absent: John Hunter, Pam Lawrence

Also present: Manager Bill Wise, owners Bern Sheldon, Holly Clements, Charlie Parrish, David Oss, and contractor Travis Boze.

2. Minutes from the March 22nd meeting were approved by the Board via email on March 27th.
3. Treasury Report – Darlene Pfahl reported the following bank balances, current as of May 10th.

Columbia Bank	
Checking	65,702.88
Capital Reserve (Target balance \$85,000)	85,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
Total	\$ 250,356.67

4. Design Committee Report

- a. Bern Sheldon's request to license and convert 100 square feet of General Common Area to Limited Common Area at \$10 per square foot for a payment of \$1,000 was approved.
- b. Kris Stanton's request to license and convert 190 square feet of General Common Area to Limited Common Area at \$10 per square foot for a payment of \$1,900 was approved.
- c. A condo owner inquired about installing a sliding glass door in place of a window. The owner was informed that a change to the building will require Association approval.

5. Manager's Report

- a. Today's meeting was opened with contractor Travis Boze providing information and answering questions about replacing the Riverview's cedar Shakertown style siding that is weather damaged on the south and west sides. The relative merits of vinyl, wood, steel, and cement board (like HardiPlank) were discussed. Travis recommended against repairing only two sides of the building, suggesting the others would need attention in a few years. Estimates for re-siding the whole building range from \$136K for vinyl run horizontally, to about \$150K for cement board. The Board will use \$150K for budgeting, and plans on having the work done in late 2018.
- b. Components of the four new marina slips are being constructed at the contractor's shop.

- c. The meeting participants went outside to look at the damaged bullnose coping tile that goes around the pool above the waterline, and where the concrete is cracked on the north side of the pool and around the wading pool. Bill said the cracks continue to grow and he sees signs of stress on pool components. The pool was replaced in 1997 and is near its expected life span. The Board does not want to spend \$60K to replace the tile and concrete if the pool itself will need to be replaced relatively soon. Bill will investigate alternatives for repairing the coping at a lower cost. The pool will be scheduled for replacement.
- d. Landscaping around the barn has been completed and all Common Area grass has been aerated.

6. Northland Cable Internet

- a. The bulk rate contract for cable internet service with Northland will not start on 1 July. Northland has identified improvements that are needed in their system before they can reliably deliver the service to Westwood. The timeline for the improvements has not been established. Monthly dues will remain as they are for now. The increase that was scheduled for July 1 in order to pay for the new contract is cancelled.
- b. Many thanks to the owners who performed the steps below and reported problems to Northland. If you have not yet tested your service, please do.
- 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. 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.
- d. Do not hesitate to contact Bill or the Board if Northland is unable to resolve.

7. 2018 Budget

- a. The operations budget includes \$32 per owner per month for the internet service contract from Northland that was supposed to start this year. If Northland is not ready by January 1, 2018, dues would be adjusted accordingly. If the contract had started as expected we would currently be paying an operations assessment of \$344 for condos and \$304 for homes. Next year's budget includes a 3% increase (\$10) to cover increases in our cost of operation. As illustrated in the table, the operations assessment will be \$354 and \$314 for condos and homes, respectively.

Description	Condo	Home
Operations	354	314
Insurance	28	28
Four marina slips \$35K	37	37
Riverview siding replacement, estimated \$150K. Build reserve. condo owners only	17	
2018 Total Monthly Dues	\$436	\$379

- b. The four new marina slips will cost about \$35K. This is budgeted as a \$37 per month special assessment for 2018.
 - c. Replacing the Riverview siding is estimated at \$150K. Single family homes are not maintained by the Association and their owners do not contribute to siding or roofing the condominium buildings. Cost of the Riverview siding will be charged to condo owners only, with an initial special assessment of \$17 per month.
 - d. The pool replacement is estimated at \$200K for budgeting purposes. The Board doesn't expect to take this up until after the Riverview work is done. It will take several years to build up sufficient reserve to replace the pool.
 - e. The Board would like to keep the special assessment as low as possible while meeting the timeline for project completion.
 - f. Budget details will be sent with the announcement and proxy for the annual meeting.
8. Rocky Seelbach is leaving the Board after serving as the Association's secretary for over ten years. The Board is actively looking for owners with secretarial or accounting experience that can assist. Please contact a Board member for more information.
9. The agenda for the annual meeting will include two issues where owners have asked for discussion.
- a. Marina Slip Fees. Owners pay \$350 per season if their paperwork is submitted on time, generating at least \$17,500 in revenue if all 50 slips (including the four new ones) are filled. In contrast, the marina costs an average of \$10,000 per year to run. The Board recommends moving to a more revenue neutral slip rental price for owners.
 - b. Summer Construction Ban. Owners are currently prohibited from construction projects on their units during the summer months. Some owners have said the rule is too strict, or unnecessary. The Board recommends amending the rule to allow internal projects with Design Committee approval.
10. The annual meeting of the Association will be held at 8am Saturday, July 1. Kam Majer is organizing a reception scheduled for 5 – 7pm Friday evening. Please contact Kam if you can help.
11. The Board went into executive session to discuss staffing.
12. Adjourned at 11:40am