

Westwood Village Homeowners Association 2019 Annual Meeting

Meeting Minutes

July 6, 2019

Opening

The annual meeting of the Westwood Village Homeowners Association was called to order at 8:05 AM on July 6, 2019 at the WVHA "Wreck Room" by President Kris Stanton.

Present

Board Members: Kris Stanton, Bern Sheldon, Darlene Pfahl, Dan Cronen, Vickie Dolsby, Ellen DeAustin

Manager: Todd Orsi

Owners: 37 owners were present, with an additional 9 represented by proxy for a total of 46. A quorum was thus established

Manager's Report

Ting: Ting has increased internet download speed to 1 Gb as a promotion for the month of July (this service can be obtained from Ting for a monthly fee of \$30, in addition to the \$35 paid as part of HOA dues). It is reported that at this time they are not offering television service. (Our Northland service continues.) Ting plan a social hour at Westwood Village on July 19 at 5 PM; invitations are expected.

Pump: Our irrigation pump has been repaired. Virg estimates that output flow has increased about 20%.

Marina: As previously reported, the A dock, excepting the new slip section, needs repair. It is likely that the entire structure will need to be replaced. Swim ladder of sundeck repaired and the ladder on the float replaced. Herbicide treatment of the marina area was scheduled for July 9 and at the time of this writing has been completed.

Eagle: Eagle deck repair and painting has begun. Garage pedestrian doors were repaired with kick plates.

Pool: The improperly installed pool liner has been replaced.

Roofs: Some minor sealing was repaired on the Metaline units. Three Tye units (Wolf, Johnson and Hamilton) are scheduled to be completely re-roofed this season at a current estimated cost of approximately \$30,000.

Riverview siding: This major project was completed last fall, on time and budget.

Small Projects: Street signs were replaced with ones which should help clarify which street is which regarding Westwood Drive, Lane and Court. Inspection of unit siding has been done. Repairs will be done as needed- some vinyl will need to be replaced with material that may not exactly match color. Cracks in our roads will be resealed.

Treasurer's Report

Cash balance at end of June was approximately \$211,000. This balance is expected to decline as some expenses are more heavily weighted for payment in the second half year.

2020 Dues- The board's proposal for monthly dues for 2020 was presented to the owners for approval and passed by acclamation:

FOR CONDOS: \$474 a month, which includes a special assessment of \$99 per month to cover 2020 capital expenses and to rebuild reserves.

FOR INDIVIDUAL HOMES: \$348 a month includes a special assessment for the swimming pool of \$13.

Old Business

Tim Cochran land acquisition: Tim presented plans for a major remodel of his unit, Metaline #3 (1305 Westwood Lane). The board has approved conversion of 192 square feet of common area for his sole use. A motion for the owners to approve this request passed by acclamation.

Recycling: Disappointment was expressed that Westwood Village has had to suspend recycling, primarily due to the extraordinary cost. We will continue to work on solutions to provide some recycling at Westwood Village, assuming cost can be controlled.

Water rights: Jerry Binder reported on the results of the long and complex process he has embarked upon to acquire legal rights to pump irrigation water from the lake. We thank him for this very significant contribution.

The permit to withdraw water from the lake has been successfully acquired. Pumping rates will need to be measured next spring and the pond volumes will be surveyed. The conveyance of the actual Water Rights will occur after that. Water is apportioned by seniority of the date of acquisition and unfortunate circumstance affords Westwood Village a very junior position of January 2018. Should withdrawal of water from Pend Oreille be curtailed we would be one of the first to be required to do so. Jerry also pointed out that a treaty between the U.S. and Canada which is being renegotiated could impact us, although uncertain at this point.

The board needs to make certain that the annual permit fee of \$50 is paid to the state of Idaho, to maintain our ability to use the water.

Board Membership: Dan Cronen (treasurer) has resigned from the board due to the press of business. Bern Sheldon will develop the budget for 2020 in consultation with the board, as well as continuing as board secretary. Darlene Pfahl continues to manage the weekly review and payment of bills. We are pleased to welcome Robin Betz to the board.

Next Meeting will be held at the Westwood Village barn as usual; time and date to be determined.

Adjournment

Meeting was adjourned at 9:03 AM by Kris Stanton, at which time the board entered executive session.

Minutes submitted by Bern Sheldon