

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
October 3rd, 2014

1. Don Wolfe called the meeting to order at 2:30pm. The following members attended:

Don Wolfe (President)	Sam Howard (Treasurer)
Rocky Seelbach (Secretary)	John Hunter
Jerry Binder	

Not present: Ron Haazelar, Dave Mudra

Also present: Bill Wise (Westwood manager), Paul Lindholt, Tyke and Linda Van Dellen, Pat Stevens, and Darlene Pfahl.

Correspondence from Tom Wessels, Paul Kimmel, Bruce Gehman, Cliff Lawrence, Mick and Andrea McFarland, Ron Hazelaar, and Louella Schaeffer was considered in this meeting.

2. Minutes from the July 3rd Board meeting were approved via email on July 14th.
3. Sam Howard provided the treasury report, current as of today.

Panhandle State Bank	
Checking	92,170.87
Capital Reserve	65,000.00
Insurance Reserve	20,000.00
Special Assessment	13,293.79
Total	190,464.66

4. Design Committee Report

- a. Paul Lindholt asked whether something could be done to make it easier for paddle craft users to enter and exit the water. Paul provided photographs and descriptions of vendor products that might be installed. Several Board members had seen a similar product installed by the City of Sandpoint at Sand Creek. It was pointed out that some people launch in front of the Bullfrog unit where there is sand and river rock instead of the rip-rap. The Board encouraged Paul to investigate further with help from Bill and the Design Committee in order to estimate the total cost of the project after figuring out which of the products would work best for our waterfront.
- b. In this past annual meeting a suggestion to expand the sun deck led to Bill being tasked to gather estimates for replacing the existing deck with one double its size. The single bid received came to more than \$22 per square foot, much higher than expected.

- c. After discussion about a variety of waterfront related requests, including more small craft storage, a waterfront walkway, hand-rails at the stone steps, expansion of the sun deck, paddle craft entry in front of the Bullfrog, and concern from some of the Eagle owners about all the activity in front of their units – the Design Committee was asked to make recommendations on how best to use our entire waterfront.
- d. Ron Hazelaar is providing overhead imagery of Westwood and will combine it with our topographic survey AutoCAD drawing. The resulting file will be made available on our web site at <http://WestwoodVillage.us>.
- e. Darlene Pfahl reported that house numbers in her cluster are not easily seen at night and asked if the problem could be looked at for possible solutions. The Design Committee was asked to review and make recommendations.

5. Manager's Report

- a. The pool gate hasn't been closing reliably. The misalignment has been identified and will be corrected before the pool opens next season.
- b. Andrea and Mick McFarland submitted a request for handrails or non-skid at the stone steps in front of the Eagle units. Bill obtained a quote for handrails at \$1800 each that would be secured to the rocks at the top, middle, and bottom. A decision on whether to install was deferred while other options are considered and the Design Committee takes a look at the waterfront as a whole. The Board agreed that this item doesn't necessarily depend on waiting for everything in the waterfront category to be settled.
- c. Bill had been tasked over the past few meetings with getting the required permissions and an estimate for dredging the ponds. Sediment has significantly reduced the capacity of the ponds and our ability to irrigate the new development, and the shallow water allows cat tails to grow almost all of the way across the pond.
 - 1) Bill consulted with Ed Robison at Idaho Department of Lands and learned that since the ponds are man-made, on private property, and the work will be done while the ponds are dried up, no government permission is required.
 - 2) Kramer Marine provided a bid to dredge of up to four feet of sediment from the ponds and haul it away for \$30K. The estimate covers the ponds from north of the culvert on Westwood Drive to the first weir (dam) behind the Northern units.
 - 3) The section of the pond between the two weirs is more difficult to reach with the heavy equipment needed. Bill was asked to get an estimate for including this section in the bid.
 - 4) A vote was taken due to the significant cost of the project. Motion made and carried to authorize \$30K for the dredging.

- 5) Rocky will contact Westwood Terrace's Board of Directors to explain and get their support for the effort.
- d. Several owners have said the cat tails on the pond have gotten worse over the years and would like to see them cut way back. Bill said this would be taken care of as part of the dredging.
- e. A request from an owner led to the Board agreeing on a preferred provider of rental management services. Selection criteria included having a positive history of working with Bill and the Board, and an understanding of our Rules and Regulations. Contact Bill for details.
- f. The flat roofs on both Western units and Metaline 5 and 6 are currently being replaced.
- g. Bill asked that owners remove their water toys from the waterfront before the end of October. Bill sends his thanks to owners that have put names and phone numbers on the water craft and asks others to please do so.
- h. Northshore completed replacing the wooden fence along our common property line.

Old Business

6. Sam reported that our accounting fees continue to suffer from owners calling our bookkeeper with questions unrelated to billing, but less than before. Owners are reminded to contact Bill or a Board member with questions not related to billing.
7. Sam said our cable fees will go up to \$16.50 per month per unit next year as part of a contract with Northland Cable. He pointed out that Northland had worked closely with owners to resolve every cable issue that was raised, and knows of nothing outstanding.
8. A water rights adjudication process is underway in Idaho with our area scheduled for next year. Rocky will inquire with Avista to obtain evidence of our earliest usage.
9. Panhandle State Bank has been purchased by Columbia Banking. Rebranding is expected next spring.

New Business

10. Cliff Lawrence wrote about the Lake Pend Oreille Alliance's effort to have the lake kept at summer pool level for a larger portion of the year and offered to represent our interests in that forum.
11. Cliff also asked if a way to communicate alerts about weather events or vandalism with owners could be developed. Suggestions are welcome.

12. Louella Schaeffer wrote asking if a community garden could be developed. Board members were generally in favor as long as details about where to locate it and how to irrigate it without adding any work for the maintenance staff could be worked out.
13. Don Wolfe pointed out that the trees between the Northern units need to be trimmed or thinned out. Bill agreed to take a look.
14. Rocky was granted permission to provide the Westwood orientation for Linda McPherson via teleconference in lieu of in person.
15. Next meeting for the Board is tentatively set for December 5th at 2:30pm.
16. Meeting was adjourned at 4:20pm.