

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
April 29th, 2011

1. Jerry called the meeting to order at 2:26pm. The following members attended:

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

Not present: Ron Hazelaar

Also present: Bill Wise (Westwood manager), Jim Watts, Gale and Vicki Dolsby, Marilyn Pagano, Linda and Clarence Van Dellen, Tom and Betty Robideaux, Cliff Hook, and Herm Pfahl.

2. Minutes from the March 25th Board meeting were approved by members via email on April 1st.
3. Sam Howard provided the treasury report, as of Thursday, April 28th, 2011.

Panhandle Checking	\$33,388.30	\$33,388.30
DA Davidson		
Capital Reserve	50,979.54	
Special Assessment	101,564.34	
Insurance Reserve	<u>29,064.04</u>	
	181,606.91	<u>181,606.91</u>
Total		\$214,995.21

4. Design Committee:

The Design Committee Rules are progressing through the drafting process. Don provided an overview of a matrix that describes the approvals needed for owner and Association projects based on project scope and impact. The matrix will be a core component of the Rules, formalizing policies that have been in place for years. Examples include asking for neighbor input for projects that affect Common Area, Estoppel certificates for structural work, and Association approval for conversion (purchase) of Common Area.

5. Manager's Report:

The fountain is in place and working well. Bill will try to make the spray a bit more full, and put something decorative around the base.

A water pump has been installed behind the Northern units to provide pressure to that section of the irrigation system.

6. CC&R Committee Report:

Sam and Rocky discussed options with the surveyor and learned the three separate bids provided earlier are not progressive additions, but different packages of options with some overlapping features. Selecting which features are needed to meet the minimum requirements for the restatement of our Declaration will be an agenda item for discussion with legal counsel.

Unfinished Business

7. Sam presented the budget proposal for 2012. It includes a \$500 capital assessment, half of what has been included the past few years as we updated siding, replaced roofs and paved our streets. Motion made and carried to recommend the budget for approval by the Association at the annual meeting.
8. Sam continues to work with Westwood Terrace to have the lot we purchased removed from their plat and added to ours, which will lower our property taxes considerably.
9. The board received a letter from Nancy Laws that was signed by many members of the Association voicing objection to the removal of two spruce trees and the retaining wall southwest of the Eagle units. Several members were in attendance specifically for this topic. The letter was read aloud and discussed at length. The Board is grateful for the participation and input. The project will be deferred.

New Business

10. Sam provided an overview of minor changes to the boat slip lease agreement. The Board thanks Lynn Watts for her work in editing the agreement for clarity.
11. Meeting minutes are normally distributed through email soon after they have been approved by the Board. The Board does not typically send the paper copy until the regular invoice mailing that occurs at the end of the month. If you are not already part of the email distribution and would like to be, please send your request to sec@WestwoodVillage.us.
12. The annual meeting of the Association will be Saturday, July 2nd, at 8am. There are no Board meetings currently scheduled prior to the annual meeting.
13. Our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
14. Meeting adjourned at 4:37pm.