

Westwood Village Homeowners Association  
Minutes of the Annual Meeting  
July 2<sup>nd</sup>, 2016

1. Don Wolfe called the annual meeting of the Association to order at 8am.
2. A quorum of the Association was established with 51 of 79 owners (65%) represented, made up of 35 owners attending with an additional 16 proxies. Also present was Bill Wise, Westwood's manager.
3. A round of applause and appreciation to Kam Majer and Pam Lawrence for organizing and hosting the reception for owners last evening.
4. Manager's Report.
  - a. Bill has been working with the Idaho Department of Water Resources for a permit that will allow us a new water pump and pipeline to feed the ponds. This will allow us to water both the meadow and lawns at the same time. The current system is not able to do both.
  - b. Bill said he tried a goose repellant product on the floating dock, but it was ineffective.
  - c. The new sundeck was completed earlier this spring.
  - d. Marilyn Pagano asked who was responsible for repairing and painting the Eagle decks. Bill responded that it is the Association's responsibility, and he will visit to see what work needs to be done.
  - e. Submersible pumps that we use may need to be replaced to comply with a new Idaho state law.
  - f. Bill and Sam talked about the milfoil problem and the remediation done by Lakeside Restoration Services. The marina is scheduled for a wet treatment later this month. Next year we will do a dry treatment in early spring instead of a wet treatment.
5. Design Committee. Dave Mudra provided an overview of the Committee's responsibilities and general guidance for engaging, and a review of the owner projects that the Committee was involved with over the past year.
6. Sam Howard provided the treasury report, current as of July 1<sup>st</sup>.

Columbia Bank	
Checking	49,696.29
Capital Reserve (Target balance \$85,000)	85,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
<b>Total</b>	<b>\$ 234,350.08</b>

Harold Hegland asked how much money was in the account that holds the slip rental fees. Sam explained that the money from the slip fees contributes to the general fund, and is not kept separate. More to the point, any improvements to the marina would be funded by the Association, not just slip renters.

7. Sam explained the recommended budget for 2017 and decomposed the operating expenses to illustrate where costs have gone up, like city utilities that continue to increase. Monthly dues for 2017 will be \$331 for the 74 condos and \$291 for the five private homes.
  - a. Harold asked whether the boat slip fees should be reduced since each year we seem to take in more than we spend on the marina. Sam suggested taking the question up with the Board for next year's slip fees, but cautioned that the marina slips and breakwater require maintenance of varying degree each year.
  - b. Paul Verhoeff said he would like to see the breakwater replaced with something similar to the Coeur d'Alene Resort's boardwalk that includes walkway and benches around their marina.
  - c. Andy McDirmid asked about new overtime rules effective this coming December that affect our staff. Sam explained the rules and thresholds, and that the 2017 budget includes a buffer specifically to accommodate the rule.
  - d. The only capital item in the budget is planned expense for roof failure that typically happen every year or two.
  - e. Motion made and carried to approve the recommended operating and capital budgets.
8. Don provided a quick bit of history about Sam's impact on Westwood's financial health in the twenty years he has been Treasurer. Sam joined the Board when Westwood's financial reputation was so bad that service providers in town were not getting paid for the work they had done or goods they had sold to Westwood. Sam and the Board turned that around, and over the past years we have repaved roads, replaced roofs, siding, and the tennis courts, with the Association now in the best financial health it has ever been.
9. Rocky provided an overview of the planned transition from our current accounting firm to Tom Curtiss' Panhandle Management, Inc (PMI). The contract is still being smoothed, but Rocky expects PMI to take over as of August 1<sup>st</sup>. There should be no impact to owners, except who they call for questions about their account.

#### Old Business

10. Bern Sheldon asked about the negotiations Sam has been holding with Northland Cable about a group rate for the Association's internet service. Sam said Northland is still interested, but the deal has not progressed. Sam will continue to work on this after leaving the Board.
11. Kam asked whether there were any updates planned for the meeting room in the barn. Kristy Wessels explained that owner input had been solicited last year, but there hadn't been much discussed. Pat Stevens suggested putting something up in the mail hut.
12. Don Sheridan asked about the costs of replacing the existing irrigation system. Sam said that when it was estimated several years ago the bid was \$130,000. There was further discussion about perhaps replacing the old system a piece at a time, and the strong desire to have a fully automated system that would run at night, and not during the day.

#### New Business

13. Andy repeated Paul's suggestion that we replace the breakwater with a boardwalk. Bern motioned that the Board investigate options for improving the marina. Motion carried.
14. Kris Stanton asked whether updates to the house numbers and exterior lighting could be considered. The Design Committee will discuss.
15. Board Membership.
  - a. A round of applause and gratitude to Sam Howard and Jerry Binder for their extensive service to the Association as Board members. Sam's impact on the Association is described above. Jerry has been on the Board for 15 years and led us through some difficult administrative times. In addition, not only did Jerry take part in overseeing some large beautification projects, but physically participated in building the block wall around the swimming pool and replacing the first railroad tie retaining wall.
  - b. Volunteers for the Board include Kam Majer, Pam Lawrence, Darlene Pfahl, and Vicki Dolsby. Motion made and carried to elect the volunteers to the Board
16. Bern Sheldon and Kris Stanton volunteered for the Design Committee.
17. Please welcome Kris and Alli Stanton, new owners of the DeVrie unit.
18. Adjourned the annual meeting of the Association at 10:15.

Minutes of the Board Meeting  
July 2<sup>nd</sup>, 2016

1. Don called the meeting to order at 10:20 with all Board members present.
2. The Board elected officers and is now made up of the following eight owners;  
  
Don Wolfe (President)  
Dave Mudra (Vice President)  
Rocky Seelbach (Secretary)  
Darlene Pfahl (Treasurer)  
John Hunter  
Kam Majer  
Pam Lawrence  
Vicki Dolsby
3. Rocky explained that a resolution was required to update authorized check signers for the bank and made a motion for approval, motion carried.
4. The next Board meeting is tentatively scheduled for Friday, September 16<sup>th</sup> at 3:30pm
5. Meeting adjourned at 10:30