

Westwood Village Homeowners Association

January 14, 2020 Board Meeting Minutes

The meeting was called to order at 10:10 AM. Attending were board members Robin Betz, Julie Menghini, Darlene Pfahl, Bern Sheldon and Kris Stanton (via telephone). Owners attending were Pat Stevens, Dave Oss, and Kristy Wessels; Todd Orsi, manager, attended.

Attending as the meeting began was Russ Edwards of Shoreline Construction to discuss a major interior renovation project being planned for Bruce Johnson's unit, Tyee #3. Briefly, the contractor's examination of the building has brought to light structural defects which will require installing new building footings and jacking up the center of the building by 2 to 3 inches. Russ is concerned that raising part of the building has the potential to damage roof seals. After discussion, it was determined that Russ knows our roofing contractor well and will discuss the situation with him. An estoppel will be necessary to define the owner's responsibilities for roof, or other, potential damage resulting from construction. Russ did note that the construction design of the Tyee buildings makes each unit essentially structurally independent from the next, so no unit to unit impact is expected.

Manager had nothing significant to report.

Treasurer: As of year end 2019 WVHA bank balance totaled \$216,318.23 This included \$113,062.44 in operating expense reserves and \$103,255.79 in capital expense reserves.

Old business:

Reserve study-

In view of Kam Majer's absence discussion on this topic was postponed.

Road speed control-

A letter to all the residents in the area who use the Westwood Village roads will be sent politely requesting that everyone respect speed limits (which are also posted in Westwood Terrace.)

Todd Orsi has researched removable "speed bumps", which are widely available at costs starting at about \$300 per 12-foot unit. He noted that the residents where they are used "hate them" but that they are effective. Any decision to install these will not be made until the spring when the response to our letter can be measured.

Radar based speed display signs were briefly discussed as an effective and, possibly preferred, option. A quick survey indicates that these units begin in price at about \$3000.

Television service-

Northland's television service for Westwood Village has increased to \$18.90 per unit. Rocky Seelbach has volunteered to research internet television solutions. A proposal from Ting has been promised, but not yet delivered.

New business:

Snow removal-

Some dissatisfaction with Westwood Village's snow removal has been expressed, including concerns for safety from slips and falls, and the impression by some that our procedures have become less intensive than in the past. The association has a policy for snow removal which has been circulated and is attached below. Todd stated his view that the procedures being followed are the same as those followed in the recent past.

Sidewalks of unoccupied units are cleared only when the 4-inch snowfall standard triggers street plowing. If a resident wishes more frequent shoveling or are expecting to arrive at a unit which is not regularly shoveled (as are units where there is a year-round resident) please contact Todd and all attempts will be made to satisfy residents' needs.

Liability- the association's all hazards insurance provides liability coverage against slip/fall claims. These of course we wish to avoid.

Winter amenities-

Concern was expressed that the lack of certain amenities has affected unit sales (although it was also pointed out that units have generally been selling quickly). It was suggested that the strategic planning committee be asked to look at this and consider possible enhancements to the property- possibly upgrading the "wreck" room, adding a community hot tub, a workout room, etc.

Annual meeting:

The annual meeting has been set for FRIDAY July 3, 2020 at a time to be determined. The social event for owners will be held after the annual meeting has concluded. Kristy Wessels volunteered to be responsible for organizing the social event.

2021 Budget discussion:

2019 P & L statements are attached. These provide line item detail supporting the commentary below.

2019 total operating expenditures were 94.2% of budget. Utilities were 92.3% of budget, with significantly lower than expected costs for water and sewer, electricity, natural gas, and garbage. Personnel costs were 91.7% of budget. Maintenance and repairs, however, were over budget at 104.2%. We are now using cash basis accounting, so some expenditures made in 2019 may not have been due to be paid until 2020 (as would some 2018 bills be paid in 2019 and show up in the 2019 accounting). To summarize, it appears that, unless we see a significant trend to increasing expenditures in Q1 2020, we will be able to hold the line on operating expenses for 2021 with no increase over 2020.

Capital expenditures totaled \$97,662. Sizable expenditures included replacement of the dock A decking at \$21,104, crack sealing of our roads (\$3000), replacement of 3 Tye unit roofs (\$32,883), repair and repainting of the Eagle decks, railings and swim deck (\$11,362), swimming pool re-refurb (\$23,914). Our capital assessment collected \$43,550. Our net capital reserves were therefore depleted by \$45,710. Our cap ex assessment for 2020 will total just under \$90,000. With restraint we will resume building capital reserves in 2020.

Meeting adjourned: approximately noon; next meeting date to be determined.

Minutes submitted by Bern Sheldon

Announcements

Weather station:

Westwood Village now has its own weather station, provided by an owner. Mounted on a pier in the marina, the station provides real-time readings of temperature, wind speed and direction, rainfall, pressure, relative humidity and historical data plots. Access it online at WestwoodVillage.us/weather or on Wunderground as KIDSANDP41.

Recycling:

Flattened cardboard can be recycled just down the road from Westwood Village. There's a large brown dumpster dedicated to cardboard in the parking lot west of the Winter Ridge grocery store on your way into town. Please consider taking a minute to flatten your boxes and recycle them. Large boxes, especially those not broken down, reduce our dumpster space for garbage and inconvenience your neighbors.