

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
April 18th, 2008

1. Mike called the meeting to order at 2:03pm. The following members attended:

Mike Paukert (President)
(509) 939 5946
mpaukert@comcast.net

Rocky Seelbach (Secretary)
(509) 995 7452
ww@seelbach.us

Jerry Binder (Vice President)
(509) 553 3051
Jerry_Binder123@yahoo.com

Paul Kimmel
(509) 370 1656
PKimmel@KimmelAthletic.com

Sam Howard (Treasurer)
(208) 263 9567
sthoward@earthlink.net

Holly Clements
(208) 255 4198
blckbr8@cs.com

Board members not present:

Don Wolfe
(509) 879 7500
wolfeski@sisna.com

John Hunter
(509) 468 1721
jshpa@comcast.net

Also present:

Bill Wise, Westwood manager

2. Mike moved for approval of the last meeting's minutes. Motion carried.
3. Sam provided the treasurer's report, current as of March 31st, 2008.

Panhandle Checking	11,787.10	11,787.10
DA Davidson		
Capital Project Fund	39,006.92	
General Fund	5,571.54	
Insurance Fund	<u>25,654.60</u>	
	70,233.06	<u>70,233.06</u>
Total		82,020.16

4. Committee Reports

Bylaws Committee: No report

Clean Up Day:

The board invites all Association members to participate in this year's Clean-Up Day, scheduled for Saturday, May 17th. Please meet at the barn at 10am where we will coordinate efforts to pull weeds and clean up. Refreshments and food will be provided.

Design Committee:

The Association has purchased a pergola from Home Depot that will be assembled in the pool area when weather permits. If it works well, we may purchase another.

Old Business:

5. Managers Report:

- a. Bill said that so far, three roof leaks have been reported by owners and since corrected. All of our roofs will have their spring inspection within the next couple of weeks.
 - b. We intend to remove two trees near the Eagle garages. One fir is diseased, and a pine is damaging the garage roof. The two trees are marked with orange tape and will be removed before the end of April.
 - c. Bill mentioned that some homeowners have seen skunks and raccoons around their units. As in years past, Bill is working with Northern Pest Control to deal with the critters.
6. Only 11 of 22 owners responded to our request for Estoppel certificates by the date requested; April 15th. The board is very disappointed with the failure of owners to respond in a timely manner. The board appreciates the prompt replies from those that complied, and asks the remaining owners that were notified to expedite their response. Please contact Bill at (208) 263-2618 if there are any questions about how to prepare the certificates.
7. Owners are reminded to check with Bill prior to starting any remodel project. Bill will be able to tell whether an Estoppel is required. If required, the owner must complete the Estoppel prior to starting the project.

New Business:

8. Sam provided a detail discussion of the proposed budget for fiscal year 2009 and highlighted the increase in water, garbage and sewer costs seen over the past few years that need to be accommodated in the operating budget.

As will be discussed in great detail at the annual meeting, our Homeowners Association is faced with a number of improvement/repair projects in the next few

years that will require additional capital contributions from all homeowners. At this years annual meeting the board will recommend a \$2,000 capital assessment to cover the remaining drainage and paving work, which will likely cost between \$150,000 and \$200,000. The board feels that it is imperative to complete the paving project as soon as possible as the price of that project increases in correlation to the price of petroleum products. Future expected capital projects include re-siding the barn and mail hut, roof maintenance, tractor and mower replacements, tennis court relocation, removal or replacement and the eventual replacement of the pool in years to come.

A copy of the draft budget for fiscal 2009 is enclosed. Please contact a board member to ask questions about the budget. Contact information for the board members has been provided at the top of these minutes. We would appreciate your helpful comments prior to the next board meeting that is tentatively scheduled for Friday, May 23rd, 2008 at 3:30pm.

9. This year's annual meeting of the Association will be Saturday, July 5th at 9am. Anything that requires a vote of the Association should be brought to the Board's attention as soon as possible.
10. Meeting adjourned at 4:32pm.