

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
September 22, 2006

1. President Don Wolfe called the meeting to order at 2:58pm on September 22, 2006
2. All members of the board were in attendance, as well as Bill Wise. Guests included new owners Ewell and Patricia Stevens
3. Sam Howard provided the treasury report, as follows;

General Fund	88,109.53
Insurance Fund	<u>17,950.91</u>
Total DA Davidson	\$106,060.44
Checking Account	\$6,717.22

4. The request from Cliff Lawrence for a perpetual easement on the area covered by his newly constructed deck was discussed and declined. The Westwood Village Condominium Declaration distinguishes between encroachment into the Common Area to add a deck or balcony, and additions to a Unit that add an enclosed area like a bedroom or bath. Decks are defined as Limited Common Area, and the Declaration grants exclusive use to the owner of the related Unit, as well as protecting that interest for future owners. A bedroom would be an addition to the Unit itself, and the approval process would result in a redefinition of the Unit boundaries.

Lynn will draft a letter to the Lawrence's that articulates the above, as well as apologizing for the unacceptably long time it took for the decision and reply. Don Wolfe agreed to contact Mr. Lawrence by phone and explain the board's decision and reason for delay.

5. Forest Park property line and fence. Don Wolfe summarized the issue and emphasized trying to work with the developer to make the best of the situation. Bill Wise contacted the developer (Forrest Phillips) about allowing Westwood to modify our side of the fence. The developer agreed, in principle, with joint maintenance, but asked for the Association to have our attorney draw a document that described each party's responsibilities. Lynn made a motion that was carried asking Bill Wise to inquire further to come up with ideas and price the different options.

6. Boat Slips. Jerry Binder asked to ensure we let everyone know the process for boat slip rental for next season, and specifically who is eligible. Bill Wise mentioned that new and prospective owners have visited him looking for assigned boat slips, thinking they came as part of a purchase of a Westwood Village condo or Westwood Terrace home.

Except where preferences are indicated below, slips are rented on a first come, first serve basis. Requests are made by sending a signed lease agreement, rental fee, and proof of

insurance to Gloria Brooks. In all cases, the renter of the slip must be the owner of the boat. Subletting is not allowed.

Slip assignments are perpetual, meaning a renter in the previous season gets first right of refusal for the next season. A portion of the slips are equipped with covers that were purchased and continue to be maintained by renters of those slips. Prospective renters of a covered slip must negotiate separately with the vacating renter to purchase the slip covering. The Association reserves the right to have the covering and apparatus removed if necessary.

Owners of Westwood Village condominiums may rent a slip for \$350 a season, with a preference given to previous season renters.

If there are still slips available after the Westwood Village owners are accommodated, Westwood Terrace owners will be allowed to rent a slip for \$650 a season. Again, previous season renters are given preference.

During the season, if a Westwood Village owner requests a slip, renters that are not Westwood Village owners may be required to surrender their slip and receive a pro-rated refund.

7. Lynn Watts expressed concern with Westwood Village's governing documentation, and doubted many people had a complete or up to date copy. She volunteered to research the documentation in order to make an accurate and full set available. Don made a motion that a committee be established in order to accomplish the task, with Lynn as chair. Motion was carried. Lynn expects to complete the research by the end of October.

Governing documentation for Westwood is made up of the Declaration (also known as Covenants, Codes and Restrictions, or CC&R), which are modified by the Bylaws, which in turn are modified by Rules and Regulations.

Sam Howard offered his working copy of the documentation, which he believes to be up to date, as a starting point. Mike Paukert offered to create PDF files from Sam's copy and distribute. Lynn offered to head up a committee to review the governing documentation. Motion made and carried.

8. Lynn also suggested that an orientation session for new board members be held once the documentation was reviewed. Motion carried.

9. Lynn said the Landscape committee plans to work on the mailbox area next spring (both sides of the street) and invited suggestions from owners on what they would like to see done.

10. The small raised area of lawn and two spruce trees south of the Eagle units is supported by railroad ties that are rotted and giving way. Kids of all ages enjoy walking

along the top of them, but it is no longer safe to do so. The railroad ties have become a safety hazard and should be removed.

Sam said the Association could remove the trees and level the ground while heavy equipment is on site over the next couple of weeks. It is the lowest cost approach to correcting the problem. Alternatives include replacing the railroad ties with concrete block, like what was done to the much smaller raised area between the pool and lake. Bill estimated that doing the same kind of work to replace the railroad ties would cost \$8,000-10,000 for material (block, dirt and grass), perhaps another \$10,000 for labor if it was done professionally. A motion was made and carried to level the ground and remove the trees unless there was objection from the owners.

11. Bill explained that while the heavy equipment was available he would add another fire pit, as previously discussed and approved.

12. Sam represented a request from the Steven's asking for permission to place a satellite dish on their unit. Motion to approve was carried.

13. Don Angell resigned from the Design Committee, as well as the Board of Directors. The board thanked Mr. Angell and applauded all of the work he has contributed over the years. Among many other things, Don built a couple of the bird houses that help control the mosquito population, and spearheaded the stone signs and lights at the entrance to Westwood. His knowledge of good design, best practice and the history of the development has guided the board and many individual owners through projects large and small.

14. The meeting was adjourned at 5:05pm.