

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
January 23, 2009

1. Mike called the meeting to order at 3:30pm. The following members attended:
- | | |
|--------------------------|-------------------------------|
| Mike Paukert (President) | Jerry Binder (Vice President) |
| Sam Howard (Treasurer) | Holly Clements (Secretary) |
| John Hunter | |

Don Wolfe, Ron Hazelaar and Paul Kimmel (absent)

Also Present: Bill Wise, Westwood Manager

Other homeowner present: Dave Mudra

2. Mike moved for approval of the last meeting's minutes. Motion carried.

3. Same provided the treasurer's report, current as of December 31, 2008

Panhandle Checking	\$ 21,167.48
DA Davidson	67,942.77*
	\$ 89,112.55

*Breakdown

Capital Reserve	\$23,399.69
Insurance Reserve	20,000.00
Spec. Asmt.	24,543.08

4. Committee Reports:

Bylaws Committee: Mike reported that according to Ted Diehl, Westwood's lawyer, updating the Declaration of Condominium and Bylaws could cost \$5,000-\$10,000. Further discussion in New Business.

Design Committee: Bruce Johnson condo remodel: After all Design Committee members have reviewed the plans, they will be brought to the board at the next meeting and then presented to the association as a whole for approval at the annual meeting in July.

5. Old Business:

a. Manager's Report: Bill reported that to remove snow by renting a Skidster Loader would cost approximately \$625/wk, \$2500/mo, for a total of \$13,150. This is significantly more than the cost of our current system.

b. Estoppels certificates are all up to date and on file.

c. Homeowners. Please check and ensure that the flapper valves in your toilets are working properly. The flapper valve on one toilet failed while a homeowner was away and Westwood (that's all of us) incurred a needless expense of \$600 on our water bill. This should also serve as a reminder that it is your responsibility to shut off your water while you are away. It is not recommended to leave water dripping/running as a drip usually turns into a full stream. Bill Wise routinely shuts off water for those who forget. But he can only do that if you leave him a key. In fact, it is a good idea to leave a key with Bill in case any emergency arises. It is the financial responsibility of each homeowner to make sure that these items are taken care of. We

will likely send a bill to the next homeowner that bumps our water bill by \$600.

d. Maintenance work on the Tyee units' foundations will start the last week of January. Bill will notify homeowners.

New Business: Amending the Bylaws and Declaration of Condominium.

The board believes that our Bylaws and Declaration of Condominiums should be updated and amended. The board will meet to prepare a recommendation to bring to the association for discussion and a vote at the July meeting.

Sam recommended that we update the Boat Slip Rental Agreement before the 2009 agreement is sent out. He will work with Gloria on this.

The next meeting is scheduled for Friday, March 13, 2009 at 3:30pm. All are welcome.

Meeting adjourned at 4:50pm

Respectfully submitted by Holly Clements

****Listed below are projected and ongoing expenses for Westwood:**

Update the Bylaws and Declaration of Condominium **\$8,000.00**, tennis courts **\$25,000.00**, swimming pool **\$5,000.00 repair \$50,000.00 replace**, retaining wall near water **\$5,000.00 annual repair**, asphalt repair for Metaline Lane **\$35,000.00**, roof repair **\$30,000.00 annual**, update tractor **\$30,000.00** and mower **\$25,000.00**.