

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
September 25th, 2009

1. Jerry called the meeting to order at 3:30pm. The following members attended:

Jerry Binder (Vice President)	Sam Howard (Treasurer)
Rocky Seelbach (Secretary)	Ron Hazelaar
John Hunter	Paul Kimmel
Don Wolfe	Holly Clements

Not present: Mike Paukert

Also present: Bill Wise, Westwood manager

2. Jerry moved for approval of the last meeting's minutes. Motion carried.
3. Sam provided the treasurer's report, as of September 25th, 2009

Panhandle Checking	\$4,842	\$4,842
DA Davidson		
Capital Project Fund	1,436	
General Fund	22,241	
Insurance	<u>20,000</u>	
	43,677	<u>43,677</u>
Total		48,519

4. Committee Reports

Design Committee:

- a. Bruce Johnson paid for the property he is purchasing to expand his Tyee unit, as approved in the annual meeting.
- b. Terry Johnston received approval to replace the wooden deck on his Metaline unit.
- c. Mark Johnson asked if there was something that could be done for the fascia on the Riverview units. The wood does not seem to hold paint for more than a couple of years before it blisters and peels. Bill has researched and estimates approximately \$3,000 to cover the fascia with flashing.

Old Business:

5. Managers Report:

- a. Pond cat tails have been knocked down. The ground will be turned over next week in order to expose the bulbs so the winter weather will kill most of them.
 - b. The fir tree by the shop dumpster, and a birch tree between the Riverview and Tyee units are dead and will be taken down.
 - c. Some of the planks in the marina docks and walkways are rotted and are being replaced.
 - d. Normal fall/winter preparations are underway.
6. The amendments to the Association's governing documents that were approved in the annual meeting have been recorded and are now in effect. As discussed at the annual meeting and in the meeting minutes, owners have been instructed to review these changes with their own insurance companies.
 7. The Association requires each owner to insure their units and provide proof of insurance to our accountants upon policy renewal and in January of each year. John suggested that insurance companies can send proof of insurance to whoever is specified when the policy is renewed. Owners may want to add our accountant's office to that distribution.
 8. At the annual meeting an owner expressed concern that a portion of the new retaining wall on the north side of the Eagle units is no longer straight and appears to be tipping. Bill said he does not believe the wall is getting any worse, but agreed to ask the contractor to remediate the problem. If the wall is deemed structurally sound, Bill will provide options at the next board meeting to address the appearance.
 9. The board considered the community garage sale idea that was brought up in the annual meeting and sees too much risk in having a large scale event that would draw lots of people into Westwood.
 10. A request to investigate electronic delivery of monthly invoices was made at the annual meeting. It would require our CPA firm to be capable of providing that service, and although they do not currently have the ability, they are considering it.

New Business:

11. A home in Westwood Village has been foreclosed upon and is 90 days in arrears for Homeowner dues and assessments. The Association is second in line to the bank for lien rights. Sam has filed a Notice of Assessment Lien against the property and owners.

12. Sam made a motion that the fine for late payment of dues or returned checks be raised to \$25 for each occurrence. Motion carried.
13. Sandpoint's recently passed ordinance requiring backflow devices be installed on water supply lines was discussed and remains under review.
14. Next meeting is tentatively scheduled for Friday, December 11, 2009 at 2:30pm.
15. Meeting adjourned at 5:16pm.