

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
May 4th, 2012

1. Don called the meeting to order at 2:30pm. The following members attended:

Don Wolfe (President)	Holly Clements (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Paul Kimmel	

Not present: Ron Hazelaar, John Hunter

Also present: Bill Wise (Westwood manager), and owners Jerry Binder, Harold Hegland, Gene Patterson, Herm Pfahl, Dave Mudra, and Paul Lindholdt.

Kam Majer and Clifford Lawrence contributed to the Rules and Regulations discussion via email.

2. Minutes from the March 23rd meeting were approved by the Board via email on March 26th.
3. Sam Howard provided the treasury report, as of Thursday, May 3rd.

Panhandle State Bank		
Checking	\$44,687.84	\$44,687.84
DA Davidson		
Capital Reserve	12,991.89	
Special Assessment	93,427.59	
Insurance Reserve	<u>26,051.88</u>	
	132,471.36	<u>132,471.36</u>
Total		\$177,159.20

4. Design Committee Report: Terry Johnston is working the project on their unit, adding a walkway around it, a paver patio, and gas BBQ hookup.
5. Manager's Report:
- Finished installing 4x4 racks next to the dock that will provide a storage area for small boats and free up dock space.
 - Working on repairing plaster and cement around the pool, weather permitting.
 - Continuing with spring cleanup, pruning trees and bushes, and planting flowers.
 - The tennis court fence should be finished in the next week. Completed rockwork and bark around the courts, working on installing sprinklers, and will spray grass seed to finish it off. The French drain around the tennis court is working well and appears to be preventing rainwater from pooling in front of the Easterns.
 - Repaired a significant water line break in front of the Easterns,

- f. Bill brought up the lack of Estoppels for the pavers project done by Eastern owners. Paul agreed they should be done and offered to coordinate.
- g. Patio on the south side of the barn is nearly done. Bill asked if we wanted lights around the patio. Board declined for now will await owner input.
- h. Covers for the covered slips in the marina will be installed within a week or so.

6. CC&R Committee Report:

- a. Rocky provided an overview of the amendment drafted by our legal counsel that will assess a refundable transfer fee on new owners. The deposit will be refunded after the new owner meets with a Board member to go over a checklist of items.
 - b. Holly and Paul Lindholt volunteered to draft the checklist, itemizing things that should be covered during the orientation. This will include an overview of our governing documentation, Design Committee Rules, Rules and Regulations, explaining the difference between ownership of a private home and a condo, introduction to our manager, a walking tour of the grounds, and an invitation to attend Board meetings.
7. The Board discussed and approved the updated Rules and Regulations after making several adjustments, including;
- a. At Cliff Lawrence's suggestion, an item was added limiting pool hours.
 - b. Kam Majer asked that a specific time be designated for closing the tennis courts, instead of saying sunset, but the Board prefers to continue with the rule as it has been.
 - c. Herm Pfahl pointed out that the draft included a rule limiting owners to one pet, and there are owners that have more than one. The rule was struck and emphasis placed on owners always being in control of their pets. Input from owners is needed to decide whether to keep the single pet rule.
8. Five people that are regular boat slip renters missed the April 1 submission deadline to qualify for the \$200 owner discount. While the Board feels it is entirely up to potential slip renters to get their application in on time, Bill will try to call if a regular renter's paperwork hasn't been received by late March.
9. Sam talked through several points of the proposed budget for 2013 and funding for possible projects, including repaving the only road that hasn't been done recently (Metaline Lane), and repairing the rock work that prevents the shoreline from eroding. Neither of these needs to be done now though, and without any capital projects planned for 2013 there is no need for a special assessment in the proposed budget.
10. Paul Lindholdt expressed concern over rainwater pooling in the east Westwood Lane area. Bill will engage some local experts to see what can be done.
11. Rocky read a letter to be sent to the owners in Westwood Terrace asking for their approval in transferring the Westwood Terrace lot we own from their plat to ours so we can reduce our tax burden.

12. The next Board meeting is tentatively scheduled for June 8th at 2:30pm.
13. The next annual meeting of the Association is scheduled for 8am on Saturday, July 7th, 2012.
14. If you want to be added to the email distribution and have your email address shared with other owners, please send a note to the secretary at sec@WestwoodVillage.us.
15. Our new refinance questions and answers, governing documentation, financial statements, and several years of meeting minutes are available at our website: <http://WestwoodVillage.us>.
16. Meeting adjourned at 4:12pm.