

Westwood Village Homeowners Association

April 17, 2020 Board Meeting Minutes

Due to the coronavirus distancing requirements the meeting was held via Webex conference. The meeting was called to order at 2 PM. Attending were board members Robin Betz, Julie Menghini, Darlene Pfahl, Bern Sheldon, Kam Majer and Kris Stanton. Owners attending were Donna Parrish, Brenda Heater and Nat Zaccaria, Rocky Seelbach, Don Wolfe, and Mike Paukert. Attending in addition for the discussion on pool fencing were Charlie Parrish, Mark Johnson, and Terry Judge. Todd Orsi, manager, also attended.

It with sadness that we report the recent death of Vicki Dolsby. A valued friend and neighbor, Vicki served for several years as a board member. The suggestion was made that a memorial, perhaps a tree, be placed somewhere on the property to honor her. No decision was made.

Manager:

Todd reported that the marina had recently been treated to control aquatic weeds. The ponds will be treated soon to control algae. The marina treatment date is unpredictable as it depends on the weather, lake level and the applicator's schedule. Todd will try to announce the impending pond treatment before it occurs. Treatment of the lake water after the level has been raised will also be announced via signs installed along the shoreline.

Treasurer: As of April 16, 2020 WVHA bank balance totaled \$246,886.17 This included \$143,630.38 in operating expense reserves and \$103,255.79 in capital expense reserves.

Old business:

Reserve study-

Due to an oversight it was failed to note that the board had already discussed and declined to move forward on a reserve study. It was considered to be an unnecessary expense.

Road speed control-

A letter is being sent to all the residents who use the Westwood Village roads and who don't belong to either the Westwood Village or Westwood Terrace associations. It will remind them that the roads they use to access their property are private and are maintained solely at the expense of the associations. A polite request will be added requesting that they respect posted speed limits.

The board agreed that four sets of speed bumps which can be installed in the spring and removed in the fall (to facilitate snow plowing) should be purchased. Todd will purchase these and install them. Total cost should be less than \$1000.

Pool fencing-

There was discussion of a proposal to replace the fence around the swimming pool. The current fence is regarded as unattractive by some. Replacement cost for an architectural fence of similar height was estimated to be \$12000 to \$15000. This proposal was tabled due to the cost and non-essential nature of this project.

New Business:

Seelbach/Northern landscaping-

Rocky presented a plan to install matching raised planting beds on the lake side (Westwood Dr. side) of his unit and Marilyn and Carl Northern’s unit; an additional planter would be built at the west end of Rocky’s patio. They would be constructed of masonry. The plants decorating the facades of the two units behind the planters would be replaced with a decorative grass planting. Some additional patio would be installed. Neighbors have been notified and raised no objection. The board will need to approve this as it requires acquisition of limited common area- no objection was raised. No vote was taken due to the expectation that there will be some additions to the proposal.

2021 Budget:

2019 operating expenses were approximately \$19000 lower than budget. Therefore the operating expense budget 2020 was established at about \$5700 lower than the 2019 budget. Currently, we are running operating expenses slightly lower than budget. The budget for 2021 is proposed to be lower than 2020 by about \$1500. The table below shows previous, current, and proposed fees and assessments.

	2021	2020	2019
Condo Owners:			
Total Dues (Oper'g Expense)	\$ 373	\$ 375	\$ 382
Capital Assessment	\$ 101	\$ 99	\$ 50
Total Monthly Fees	\$ 474	\$ 474	\$ 432
Homeowners:	2021	2020	2019
Total Dues (Oper'g Expense)	\$ 333	\$ 335	\$ 342
Capital Assessment	\$ 20	\$ 13	\$ -
Total Monthly Fees	\$ 353	\$ 348	\$ 342

Capital Expenses

Major capital requirements for 2020 are

Johnson condo (Tye) structural repairs-	\$ 12000
Siding repairs throughout the development-	\$ 7000
Roofing repairs, 2 Tye units	\$ 20000
Roofing repairs, 4 Northern units	\$ 45000
Marina repairs	\$ 10000
Other	\$ 10000
Total	\$104000

This level of spending along with the offsetting special assessment will result in capital reserve net decrease of approximately \$10,000 for the year 2020. Capital spending for 2021 is expected to be below the cost for 2020. Given the age of many of our buildings it is important that we rebuild our capital expense reserves.

Supporting budget and expenditure information is included in the spreadsheet accompanying this report.

ANNUAL MEETING:

The annual homeowner's association meeting will be held on **Saturday July 4 at 8 AM**. If social distancing requirements remain in place due to the COVID-19 epidemic the meeting will be held via video/teleconference. If the meeting is held in person an option for owners to attend remotely will be provided.

If it is possible to hold the meeting in person, an owner's social event will be held the evening before the meeting, July 3. The board approved a budget of \$1000 to provide food for the event.

Opening of the pool remains scheduled for Memorial Day weekend, depending upon the state of Idaho social distancing requirements and/or recommendations.