

Westwood Village Home Owners Association
Minutes of the Annual Meeting
July 1, 2006

1. President Don Wolfe called the meeting to order at 9:03am. A quorum was established with 57 owners and proxies accounted for.
2. Motions to approve last year's minutes were made and approved.
3. Bill Wise reported on the recently completed replacement of the mail boxes. Keys are available for residents to pick up, if they haven't already. Now that we have complied with the US Post Office's recommendations on having a mailbox for every unit, problems with delivery should be fewer and easier to resolve. Owners should report problems directly to the local postmaster, Jerry Hahn, at 265-4212.
4. Bill Wise reported on the irrigation system. The system is about 35 years old and showing its age in several ways. Leaks in the distribution pipes are discovered each spring when the pump is started for the first time. Irrigation water is taken from the lake, and it is becoming more and more difficult to keep milfoil out of the pump intake. Bill has several ideas for long term improvements and will present them to the board this fall.
5. Bill was commended and given a round of applause for all the work he and his crew have done over the last year.
6. Lynn Watts would like to do another big planting project next year. She is looking for ideas from owners. Lynn Watts and Jerry Binder were given a round of applause for their individual efforts in upgrading the landscaping.
7. A request was made for a list of owners and contact numbers to be available to other owners. There is no list provided today, and it would need to be provided with the permission of the individual owners. A recommendation was made that if people want their names and contact numbers to be provided on such a list, they should submit their information and permission to share it with their dues.
8. Separately, a list of the board members and their contact info will be distributed with these minutes.
9. A question was raised about the restrictions placed on keeping RVs overnight. The current rules prevent overnight parking at WW. Suggestions include allowing several days for cleaning, loading, and unloading. Don Wolfe explained that the owners voted for the current rule, and the rule could be changed through the same process. Only a small number of hands were raised in favor of developing a motion for a rule change.
10. Sam Howard gave the treasurer's report. Balances do not include month end interest income.

Checking	2,859.23
DA Davidson	93,680.98
Total	96,540.21

11. Sam said the board dedicated three meetings to creating the proposed budget. He explained that it really includes two budgets. One addresses operating expenses, such as wages and fuel. The other is for capital improvements like the siding and road work. The siding is now done except for the barn, pump house and mail box hut. The road work, estimated at \$55,000 several years ago, will likely cost more now that the price of oil has gone up.

12. Sam explained the problems with the Mansard roofs on the Eagle, Eastern and Coyote units. They are rotting and need to be repaired, with an initial estimate of about \$75,000 to repair/replace. Unfortunately, there could be a lot of damage that is hidden. Inspection is difficult without taking things apart, and once apart the pieces are unlikely to go back together and stay. The cedar shakes on the Mansard roofs can be replaced with a variety of material that look much like the originals, but will last longer. Composites seem to have the best expected life and warranty.

13. Bill Wise was able to take care of our snow plow requirements this past season with a plow on the front of his truck. Combined with the low snow fall, this saved a great deal of money for the operating costs.

14. The proposed budget was passed with no changes by a voice vote.

15. Four openings were available for the board, each are three year terms. Holly Clements, Syd Oakland, Bob Hill and Paul Kimmel's position are expiring. Bob and Syd have withdrawn their names from consideration. John Hunter and Lynn Watts volunteered and were voted into office. New board membership is as follows;

Don Wolfe	Jerry Binder	Sam Howard
Holly Clements	Lynn Watts	Don Angell
Mike Paukert	Paul Kimmel	John Hunter
Rocky Seelbach		

The owners extended their gratitude to Bob Hill and Syd Oakland for their service on the board.

Annual meeting was adjourned at 10:08am.

Westwood Village Home Owners Association
Minutes of the Board of Directors Meeting
July 1, 2006

1. The executive session of the meeting was convened at 10:15am. Board members were nominated and voted into the positions of president, vice president, treasurer and secretary as follows.

Don Wolfe – President
Jerry Binder – Vice President
Sam Howard – Treasurer
Rocky Seelbach – Secretary

2. A request to use the recreation (meeting) room for Saturday, July 15th sent by Fred Bates was approved.

3. Most of the board members do not reside full time in Westwood. Alternatives to physically being at Westwood for the board meetings were discussed. Sam pointed out that all owners are welcome at board meetings, so meetings should continue to be held with as many board members physically present as possible.

4. The repairs to the Eagle retaining wall and pulling the bushes out from the Eastern units later this fall will go forward.

5. Don Angell asked for suggestions on what to do in back of his place where it borders new construction. Sam recommended getting together with owners of the adjacent units to discuss options.

6. A request was made by a Eagle unit owner asking for the association to repair the sidewalk between the Eagle units and their garage. Individual home owners (Sam Howard, Paul Kimmel, John Hunter, and others) have established precedent by taking the responsibility for repairing concrete associated with their own units. The board voted to answer the request with a letter to all of the Eagle unit owners that recommends they work together to develop a solution that is acceptable to the Landscape Committee.

7. The next meeting of the board is scheduled for 3pm on October 6th.

8. The board meeting was adjourned at 10:56am.