

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
December 5th, 2014

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

Don Wolfe (President)	Dave Mudra (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Jerry Binder	John Hunter

Not present: Ron Haazelar

Also present: Bill Wise (Westwood manager), and Mike Bannon. Correspondence from Cliff Hook was considered in this meeting.

2. Minutes from the October 3rd Board meeting were approved via email on October 11th.

3. Sam Howard provided the treasury report, current as of today.

Columbia Bank	
Checking	103,718.84
Capital Reserve	65,000.00
Insurance Reserve	20,000.00
Special Assessment	13,293.79
Total	202,012.63

4. Design Committee Report

- a. Dave Mudra described a meeting held October 24th with Jerry Binder, Holly Clements, Kristy Wessels, and Sharon Mudra. The Board's comments are included here.
- b. The Committee recommended a single hand rail be installed at the waterfront stone steps, as discussed at the previous Board meeting. Manager Bill Wise will have it done.
- c. Several approaches to improving the sun deck were discussed. The original idea was to simply replace it with a larger version of similar construction. The current deck is about 20' by 40', or 800 square feet, and most of the comments suggested a near doubling of its size.
 - It would cost about \$22 per square foot for a new Redwood deck. Wooden decks are not maintenance free.
 - Use of a synthetic decking material avoids most of the periodic maintenance needed by a wooden surface, and costs \$18 - \$25 per square foot to construct, depending on the specific product.

- A different approach removes the wooden deck and replaces it with pavers at about \$12 per square foot. Pavers require no maintenance if installed correctly, and would not require a step up to reach.
 - A platform that extends out over the water with a swimmer's ladder would be included, although it might look different. The current one is anchored to the wooden sun deck.
- d. Small craft storage was discussed. A suggestion to add storage between the barn and waterfront similar to what is in front of the Eagle building was considered. Water entry in front of the Bullfrog is relatively simple since the water is shallow.
 - e. There was consensus in not wanting more of the same type of storage in front of the Eagle. However, an option to create new storage better suited to paddleboards and windsurfers below the retaining wall was thought to be acceptable, since it would be hidden from Eagle's view by the wall and trees.
 - f. The Committee will continue working to develop recommendations. Owners interested in participating are encouraged to contact anyone on the Board or Design Committee.

5. Manager's Report

- a. Bill presented a letter from the City of Sandpoint describing a relatively new requirement for inspection of sewer lines connecting homes to the City's system. The goal is to identify leaky pipes that allow ground water into the system. The ground water doesn't need to be treated, but by leaking into the system it contributes to the volume being handled by the City's sewage treatment system. The letter says the inspection program and related repairs have contributed to a measurable reduction of the treatment plant's volume.
- b. The inspection is performed by commercial plumbers and does not require access to the unit. Each inspection costs less than \$50 and is required when the unit is sold.
- c. If the inspection shows groundwater getting into the sewer pipe, it must be repaired. The Association is responsible for repairs.
- d. After discussing the inspection and how it should be handled, the Board tasked Bill with scheduling inspections when units are reported as sold.
- e. The inspection cost will be added to the administrative transfer fee that is charged by the Association when a unit is purchased.
- f. Bill said the pond dredging should be started and finished before Christmas. Kramer wants to start as soon as the ground is firm enough to support the equipment.

- g. Two roofing projects have been completed. The flat roofs on Metaline 5/6, and the Westerns were replaced.
- h. As requested by several owners in the Northern units, two of the trees between the Northern units by the pond will be removed and two others will be trimmed to prevent further damage to foundations and roofs.
- i. There are still several small water craft that have been left in the weather on the waterfront storage. As announced previously, they will be donated to charity.

Old Business

- 6. Owners are reminded of their responsibility to provide proof of insurance to our bookkeeper each year. Most insurance carriers are able to include lenders on distribution when a policy is renewed, and the same mechanism can be used to send proof to Westwood. Unfortunately, some owners are finding that the address changes over the past few years have caused problems. Please ensure your carrier has the correct address;

WVHA
PO Box 1941
Sandpoint, ID 83864

- 7. Our bookkeeper is directed to charge fines for late payments and related deliverables as described in our Rules and Regulations (available at <http://WestwoodVillage.us>). The bookkeeper does not have the ability to waive a fine once it has been imposed. Contact the Board if you believe a fine should not apply.

New Business

- 8. During the discussions over the past few months about the ponds and dredging, Bill reminded the Board that one of the original benefits desired from the ponds was a place to ice skate in the winter. The Board would like to see whether owners are interested and will use it if there is ice to skate on. So, after the dredging project is done, the ponds will be allowed to fill and freeze.
- 9. The annual meeting of the Association will be held at 8am on Saturday, July 4th.
- 10. The next meeting of the Board is tentatively scheduled for 3:30 on Friday, March 6th.
- 11. Meeting was adjourned at 4:13pm.