

Westwood Village Homeowners Association
Minutes of the Annual Meeting
July 3rd, 2010

1. The annual meeting of the Association was called to order at 8:11am by acting president, Jerry Binder.
2. Owners of 45 units were present with 22 proxies from owners who could not attend. A quorum was established with 67 units represented. Bill Wise, Westwood manager, was also present.
3. Jerry moved for approval of the last annual meeting's minutes. Motion approved.
4. Sam Howard provided the treasurer's report, as of July 2nd, 2010.

Panhandle Checking	\$19,394.98	\$19,394.98
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DA Davidson

Capital Reserve	50,955.56	
Special Assessment	53,863.85	
Insurance Reserve	<u>20,000.00</u>	
	124,819.41	<u>124,819.41</u>
Total		\$144,214.39

Old Business

5. Design Committee: Jerry explained that a policy that has been enforced for years preventing projects with outside work from being performed in the summer is not part of our governing documentation, and is technically unenforceable. The policy will be formalized.
6. Managers Report: Bill Wise reported that the mild winter allowed earlier work on the landscaping, which was fortunate given all of the cold, rain and wind this spring.

New Business

7. A list was passed around for owners to provide contact information they wish to share with others. Please send updates and additions to the Association secretary via email at sec@WestwoodVillage.us. The email addresses provided by owners will also be used for notifications and meeting minutes.
8. A question was asked about security in the complex and who to go to if Bill Wise or Virgil Croy are not available. Bill recommended that owners protect Westwood as they would their own home and call the police if the situation warrants.
9. A recent incident was discussed where a number of teenaged kids were in the pool area. They did not have a key, but had talked other people into letting them in. The

kids caused several hundred dollars in damage to the pool furniture. Please remember that we all need to protect Westwood.

10. A concern was expressed about people driving too fast through the complex. Owners are reminded that the speed limit is posted and not more than 15 MPH. Please do not hesitate to get the attention of drivers that appear to be going too fast, and report consistent offenders to Westwood's management.

Capital Projects	
Tractor	\$25,000
Lawn Mower	\$25,000
Roofs (evaluated yearly)	\$30,000
Tennis Court	\$70,000
Landscape Retaining Wall	\$70,000
Siding Barn	\$35,000
Siding Riverview	\$60,000
Pool	\$60,000
Pond Dams	\$15,000
Irrigation Pump	\$15,000
Irrigation Expansion	\$20,000

Table 1 Expected Expenditures (5 - 7 Years)

11. Sam explained the budget process and how it is actually two budgets, one for operating and another for capital improvements. Now that we have corrected most of the siding, roof and paving issues, there is a long list of discretionary projects we should work on. The budget recommendation for 2011 includes a \$1000 special assessment to address these projects and contingencies. Examples are listed with approximate costs in Table 1.

12. The budget discussion included options for the tennis court and how the foundation of the current court affects the life of the surface. Ron Hazelaar provided an overview of the foundation options and their relative expense.

13. Paul Verhoef motioned to keep the tennis courts as an amenity. Don Sheridan seconded and the motion carried.

14. Paul Verhoef motioned for option 2b of the list that was provided from the previous board meeting minutes, described as: Remove and replace with double court in the existing footprint. Removal of existing courts (\$20K), installation of double court (\$50K). Approximately \$70K. The motion was seconded and discussed at length. Motion carried with 43 yeas and 15 nays.

15. Kathy Head motioned to not limit ourselves to a 12 or 24 inch foundation and follow the recommendation of the engineers involved. Motion seconded and carried.

16. Kathy Paukert motioned that one of the courts be a multi-purpose court and include a basketball court. Motion seconded and carried.

17. Motion made to pass the budget as written. Motion seconded and carried.

18. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.

19. Meeting adjourned at 10:39am.

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
July 3rd, 2010

1. Jerry Binder called the meeting to order at 10:45am
2. The following officers were appointed;
President – Jerry Binder
Vice President – Don Wolfe
Treasury – Sam Howard
Secretary – Rocky Seelbach
3. Design Committee includes Don Wolfe, Holly Clements, Ron Hazelaar and Paul Kimmel
4. The next board meeting is tentatively scheduled for 2:30pm, October 15th, 2010.
5. Adjourned, 11:13am.