

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
April 13th, 2007

1. Don called the meeting to order at 2:30pm with the following members present:

Don Wolfe (President)	Jerry Binder (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Holly Clements	Paul Kimmel
Mike Paukert	John Hunter

Also present:

Virgil Croy, Westwood manager
Corliss Newman, Eagle 304
Mike Bannon, 1302 Westwood Court
Bill Radcliffe, Sand Creek Renovation

2. Don moved for approval of the last meeting's minutes. Motion carried.

3. Sam provided the treasurer's report.

Panhandle Checking	13,155.18	13,155.18
DA Davidson		
Capital Project Fund	17,915.38	
General Fund	93,955.93	
Insurance	<u>10,370.91</u>	
	122,242.22	<u>122,242.22</u>
Total		135,397.40

4. Committee Reports

Design Committee:

Bill Radcliffe presented changes the Verhoeff family wants to have done to their unit at 1205 Westwood Drive. In addition to extending the front porch, a change that was approved two years ago, they would like to add two skylights and a patio made of pavers between the decks on the north side. The Board approved of the plans with the caveat that adjacent homeowners approved of the patio and the owner provided a signed Estoppel agreement for the skylights.

Corliss Newman reported their unit experienced a leak this past winter that does not appear to be new. The maintenance crew and roofer have inspected since, but were unable to find the source. She spoke to express her concern with the Mansard roofs on the Eagle units and her interest in having the planned repair work completed as quickly as possible.

Jerry briefed the Board on a new request from Paul and Linda Wert of 1306 Westwood Court who would like to install a 4'x 6' window upstairs, overlooking their deck. This is the same type of improvement already present in a number of the Coyote units.

Jerry presented drawings and plans for a 9'x13' extension to the bathroom of his Northern unit at 1502 Westwood Drive. The work will extend east from his unit into the common area. The Board approved the plan for presentation to the homeowners at the annual meeting. Association approval is required.

Annual Planting Day:

Holly described some of the work that could be done. Barbara Pressler provided a recommendation that had filled the mail box area with flowers. Unfortunately, there is presently no irrigation in the area suitable for a flower bed.

The last couple of planting day events were timed a bit early for planting things that would be less maintenance intensive.

There was discussion of various ways to free up the maintenance crew to spend more time on trimming. Options discussed included making trash collection more efficient, with owners putting their trash cans outside to be emptied, or indicating in some other way their trash needed to be emptied. This would prevent the maintenance crew from opening doors to find empty trash cans.

The Board tabled the mailbox area project until next year, and deferred discussion of a beautification or cleanup project until the next meeting.

Bylaws Committee: No Report

Old Business:

5. Managers Report

An Eastern owner requested to keep the green area in front of his unit as large as it is, contrary to the majority preference for shrinking the area in favor of parking space. The Board discussed the request but deferred to the majority preference.

Work around the Eagle units is underway where the retaining walls were replaced last fall, including finishing work and replacement of the irrigation system.

Work will begin within the next few weeks on the Mansard roofs on the Coyote and Eastern units.

Contractor work on the marina pilings and south breakwater is underway. Nine pilings will be replaced this year.

6. Jerry presented the Design Committee's guidance on how to gain approval for home improvement projects at Westwood. The Board approved the guidance as the Design Committee Rules. Owners are encouraged to ask the Design Committee or management staff for a copy of the Committee Rules if they have any intention of doing a project in their unit.

7. Rocky presented a rewrite of the Association Rules and Regulations that included clarifications and a new section that describes the boat slip rental policy approved last year. The Board approved the rewrite with minor edits.

8. Discussion of what can be done to improve the overlap in Board member terms was deferred for lack of time.

9. Discussion of reconciling existing owner improvements with Estoppel Indemnification agreements was deferred for lack of time.

10. Sam presented the proposed 2008 operating and capital budgets. Significant increases have been seen in the cost of utilities. Specifically, the cost of natural gas used to heat the pool and city water for homes has risen much faster than homeowner dues.

11. Sam asked whether the Board wanted to present two budgets. One would include the \$1000 capital assessment for capital projects. A second could include a higher capital assessment and identify more of the project work that many think should be accelerated.

12. The Board approved the budget as presented.

New Business

13. Lynn Watt resigned from the Board of Directors, and Annual Planting Day committee. The Board expressed its sincere appreciation for her many contributions. Among other things, Lynn had researched, planned and hosted training sessions for Board members to learn about the Association's governing documentation, and she worked continuously in several ways to improve the appearance of Westwood at large. The annual planting day event she led for the past three years greatly improved the appearance of the areas surrounding the flag pole intersection.

14. This year's annual meeting of the Association is set for Saturday, July 7th at 9am. Owners are reminded that if they are unable to attend they should identify another owner that can represent their interests by proxy. Proxy assignments will be mailed prior to the meeting.

15. Virgil was tasked with investigating a problem with water reported in the crawl space of Darlene Shelly's unit, as well as adjacent units.

16. Bill Wise's condition continues to improve and we hope to have him back at work as soon as he is able.

17. The date of the next meeting was not set. The Board expects to have at least one more meeting prior to the annual meeting in July.

18. Don adjourned the meeting at 5:54pm.