

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
September 9th, 2011

1. Don called the meeting to order at 2:26pm. The following members attended:

Don Wolfe (President)	Holly Clements (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
John Hunter	Herm Pfahl
Ron Hazelaar	

Not present: Paul Kimmel

Also present: Bill Wise (Westwood manager), and residents Randi Evans, Gene Patterson, and Betty Jo Angell.

2. Minutes from the July 29th meeting were approved by the Board via email on August 1st.
3. Sam Howard provided the treasury report, as of Thursday, September 8th, 2011.

Panhandle State Bank		
Checking	\$26,452.41	\$26,452.41
DA Davidson		
Capital Reserve	64,432.76	
Special Assessment	126,325.84	
Insurance Reserve	<u>17,653.44</u>	
	208,412.04	208,412.04
Total		\$234,864.45

4. Herm asked if staff salaries could be broken out and listed individually in the annual budget instead of the way they are now, as a single line item. Sam explained that the budget spreadsheet doesn't normally go to that level, and that an employee's salary is considered personal information that typically isn't made public, although it is available to owners upon request. The budget spreadsheet is a public document that is made available on our web site for owners, prospective buyers, and anyone to see. Sam went on to say that he would do whatever the Board directs, but would prefer to respect the privacy of our employees and keep the salaries as a single line item for budgeting. A motion was made and carried to keep them listed as they are.
5. Design Committee Report:
- a. Terry and Jennifer Johnston would like to extend the deck on their Metaline unit with pavers. The area is marked off to illustrate the boundaries of the project. The Committee recommended approval of the project as long as disconnects were

installed on the gas line so the underground portion of it could be easily abandoned if a future owner did not want to maintain the pavers.

- b. Don Wolfe's request for permission to replace the back deck on his Northern unit in the existing footprint was approved.

6. Manager's Report:

- a. The occasional flooding from heavy rain or snow on Westwood Lane that was discussed in the last meeting is still being looked at for ways to solve.
- b. The list of fall projects getting underway include the replacement of the tennis courts (\$75K), and replacement of two railroad tie retaining walls with concrete block south of the barn (\$15K).
- c. The project to create a larger patio area with pavers next to the barn, including concrete blocks to support a larger level area, and removal of the existing small wooden deck (\$20K) is deferred until more is known about the cost of correcting the flooding on Westwood Lane.
- d. There will also be work done in the marina to repair the breakwater and replace several pilings (\$10K). The marina work is funded entirely from slip rentals.

7. CC&R Committee Report: Nothing to report.

New Business

- 8. Jack Quinn gathered signatures for a petition wanting to keep the basketball hoop on the tennis court in its current position (northeast quadrant of the tennis courts with the backboard facing west). Herm pointed out that when the placement of the hoop was discussed at the 2010 annual meeting it was agreed that the basketball hoop would be moved to the southwest quadrant with the backboard mounted on the south side, facing north. Other attendees agreed. The Board is reluctant to change a decision made at a full meeting of the Association.
- 9. Sam mentioned there has been people roller skating on the existing tennis courts, leaving lots of marks. Even though the courts are being removed it seems like a bad idea to suggest that wheels are allowed on them. Someone might get the impression that wheels will be allowed on the new courts. Just to be clear, wheels (roller skates, skateboard, etc.) are not allowed on the courts.
- 10. Herm asked whether we should think about sealing the pavement of our roads to make it last longer. Ron said that applying sealer to the whole pavement area doesn't help much, but sealing cracks is important. Bill added that cracks in our pavement will be sealed this fall.
- 11. The Board received email from Paul Lindholdt asking if something could be done about crowding on the swim deck. Many people keep their canoes, floats and other water toys on the deck, and the sheer number of them has reduced the amount of

space available for people to sit there. Possible solutions discussed included racks for storage, or marking off a portion of the deck where storage would not be allowed. Herm moved to table the topic for now. Motion carried. Item will be carried over.

12. The Board is asking that owners of water toys at the swim deck to please remove them as the season ends.
13. The Board asks owners who rent, or let friends or family use their units to please make them aware of our Rules and Regulations, specifically about pets. Pets must be under control and not allowed to run free.
14. The meeting was moved to Terry Johnston's yard in order to better understand the deck and paver project he wants to start on. The project was approved contingent on Terry including the gas line disconnects already discussed, and soliciting input from his neighbors for any objections.
15. Our governing documentation, financial statements, and several years of meeting minutes are available at: <http://WestwoodVillage.us>.
16. Meeting adjourned at 4:25pm.