

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
February 18<sup>th</sup>, 2011

1. Jerry called the meeting to order at 2:24pm. The following members attended:

Jerry Binder (President)	Don Wolfe (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Paul Kimmel	

Not present: Ron Hazelaar, John Hunter, Holly Clements

Also present: Bill Wise (Westwood manager)

Old Business

2. Minutes from the January 7<sup>th</sup> Board meeting were approved by Board members via email on January 10<sup>th</sup>.
3. Sam Howard provided the treasury report, as of Thursday, February 17<sup>th</sup>, 2011.

Panhandle Checking	\$14,127.42	\$14,127.42
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DA Davidson

Capital Reserve	50,973.63	
Special Assessment	88,393.34	
Insurance Reserve	<u>27,971.16</u>	
	167,338.13	<u>167,338.13</u>
Total		\$181,465.55

4. Design Committee: Nothing to report
5. Manager's Report:
- a. Work continues on overhauling tractors and lawn mowers in preparation for spring. Front loader tractor will be taken in for service due to it blowing fuses and losing hydraulic pressure.
  - b. Preparations for spring planting in progress. Will be moving perennials from the north side of the pool to the east side, and planning roses on the north side.
6. CC&R Committee Report: Rocky summarized the list of open action items, the February 2<sup>nd</sup> meeting he had with our lawyer, Ted Diehl, and the committee teleconference held February 16<sup>th</sup>.

New Business

7. Our Fidelity Bond coverage, which protects the Association in the event of employee dishonesty, was raised to meet federal guidelines for mortgage lenders.
8. Sam provided an overview of what he sees in next year's budget, and asked for input on projects needing funding. He expects to provide a draft budget at the next meeting.
9. Bill was asked to get updated estimates for the tennis court work, as well as re-siding the barn and mail box hut. Other potential work this spring or fall includes replacing the railroad tie retaining walls.
10. The annual meeting of the Association will be Saturday, July 2<sup>nd</sup>, at 8am.
11. The next board meeting is tentatively scheduled for 2:30pm on March 25<sup>th</sup>, 2011.
12. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
13. Meeting adjourned at 4:06pm