

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
December 11th, 2009

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

Mike Paukert (President)	Jerry Binder (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Holly Clements	

Not present: Paul Kimmel, John Hunter, Ron Hazelaar, and Don Wolfe

Also present: Bill Wise, Westwood manager
Rob McWilliams, Western States Insurance Agency
Dave Mudra, resident

2. Mike moved for approval of the last meeting's minutes. Motion carried.
3. Sam provided the treasurer's report, as of December 11, 2009. It should be noted that our reserves have nearly returned to the \$50K we try to keep in order to handle unplanned expenses.

Panhandle Checking	\$1,721.41	\$1,721.41
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DA Davidson		
Capital Project Fund	4,606.99	
General Fund	40,177.48	
Insurance	<u>20,000.00</u>	
	64,784.47	<u>64,784.47</u>
Total		\$66,505.88

4. Committee Reports

Design Committee:

- a. The Committee approved a request allowing a resident to upgrade their satellite television antenna.

Old Business:

5. Managers Report:

- a. Maintenance staff continues with fall trimming, hedging, and gutter cleanout.
- b. Annual roof inspections are completed. Minor repairs were made for damage from last season's snow shoveling.

6. Our insurance agent, Rob McWilliams, provided a summary of the current policy and recommendations for adjustment as the policy is renewed in January, 2010. A copy of the summary is available by request.

New Business:

7. We need to think about the 2011 budget and what items need to be considered for capital improvements. Please submit your ideas thru Bill Wise or a Board member. We need to plan for roof replacements over the next few years, as well as anticipating the replacement of the tractor or a mower. Also need to consider repairs, replacement or even moving the tennis court.
8. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
9. Next meeting is tentatively scheduled for Friday, February 19th, 2010 at 3:30pm.
10. Meeting adjourned at 4:04pm.