

Westwood Village Homeowners Association
Minutes for The Annual Meeting of the Association
8am Saturday, July 7th, 2018

1. Manager's Report – Todd Orsi
 - a. General discussion: Todd thanked the homeowners for trusting him with the care of Westwood Village. Todd has been very busy with projects this year, both large (new pool refinishing, roof repairs, and structural issues) and small.
 - b. Pool: Todd apologized for the delay in opening of the pool this year. He discussed his disappointment with the contractor and the contractor's lack of meeting the promised deadline for completion (Three days before Memorial Day). The pool is 95% complete and funds that have been held back will be released once this work is complete.
 - c. Riverview siding: Planned for this fall by McVay Brothers Siding. This should be completed in October (will take approx. 3 weeks) at a cost of approximately \$85,000.
 - d. Irrigation pump: Has been rebuilt and Jerry Binder discussed that we have submitted all requested paperwork/data for our water permit request.
 - e. Building repairs: Roof resealed on Coyote and Eastern. Dead bushes removed around the Eastern units. Planning to repair/paint the Eagle decks within the next year. Plans for power washing the sundeck and resealing with a textured sealant discussed and planned for this summer. This will necessitate closure of the sundeck for a few week days but will be open for weekend use during this time.
2. Design Committee Report
 - a. Dave Mudra reminded homeowners that any changes made to the interior of a unit that are structural or "deep" to the interior paint need to be approved by the Design Committee. Exterior changes also need to be approved.
3. Treasury Report
 - a. There is approximately \$20,000 in Insurance Reserve (this reserve will be dissolved this year) and \$85,000 in the Capital Reserve.
4. Approval of 2019 Budget
 - a. Motion made by Don Wolfe, Jerry Binder 2nd, 2019 budget was voted on and approved.

		2018 Monthly Dues		2019 Proposed Monthly Dues	
		Condos	Homes	Condos	Homes
Operational Expenses	Condo Owners (w/ insurance, internet)	\$ 385		\$ 382	
	Home Owners (w/ insurance, internet)		\$ 345		\$ 342
Capital Expenses	Marina assessment, all owners (4 additional slips)	\$ 37	\$ 37		
	Capital Reserve (building repairs, condos only)	\$ 17		\$ 50	
Monthly grand total		\$ 439	\$ 382	\$ 432	\$ 342

Figure 1. Proposed 2019 Budget

5. Short-term rentals:
 - a. Bern Sheldon discussed the latest county/state/city rules regarding short term rentals. There are several rules that make it difficult for Westwood Village to adopt new rules/regulations and penalize homeowners for violation of current rules. All homeowners are reminded to be “neighborly” and report any concerns about renters to the unit owner (required at night or during weekends) or Todd Orsi (during working hours).
6. Amendments to Rules and Regulations Amendments to the Declaration of Condominium:
 - a. Don Wolfe made a motion and Jerry Binder 2nd, the above articles were voted on and approved.
7. Ting Internet:
 - a. A Ting representative was present to explain the process and to answer questions. Service is scheduled to be available this late fall. There will be no change to our Cable TV service. We will not be charged until the service is available. An easement for placement of infrastructure by Ting was motioned by Don Wolfe and 2nd by Bern Sheldon; it was voted on and approved. A 1GB package is available for an extra fee and can be arranged by the homeowner.
8. Election of Board of Directors (determined during Executive Session and included here):
 - a. Julie Menghini has joined the board as Secretary
 - b. Ellen DeAustin joined the board
 - c. Dan Cronen joined the board and will learn responsibilities of Treasurer.
 - d. Kris Stanton will take over as President and retire as Secretary
 - e. Bern Sheldon will become Vice President and retire from Treasurer. He will also act as President of the Design Committee.
 - f. Darlene Pfahl will become Treasurer (with assistance from Dan Cronen)

**A big THANK YOU to Don Wolfe, Dave Mudra, and Pam Lawrence for their many years of service as board members.
9. Election of Design Committee members:
 - a. No new members joined. The Design Committee will continue with the current members Bern Sheldon, Dave Mudra, Holly Clements, Kristy Wessles, and Kris Stanton.

10. Election of members to the Strategic Planning Committee:

- a. Kam Majer will discuss with several members who voiced interest in joining.
11. Please review the contact list and email change requests to Julie Menghini at jblair.m@gmail.com
12. The next Board Meeting was scheduled for 8/11/18 at 1pm
13. Adjourn General Session at 10am.
 - a. Kam Majer motioned, Jerry Binder 2nd