

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
April 30th, 2010

1. Jerry 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)
Paul Kimmel	Holly Clements
Don Wolfe	Ron Hazelaar
John Hunter	

Also present: Bill Wise, Westwood manager and residents; Jim Watts, Cliff Hook, Fred Bates, Pat Stevens, and Randi Evans

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

3. Sam provided the treasurer's report, as of April 30th, 2010.

Panhandle Checking	\$15,548.25	\$15,548.25
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DA Davidson

Capital Project Fund	84,240.54
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General Fund	7,682.93
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Insurance	<u>20,000.00</u>
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	111,923.47	<u>111,923.47</u>
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Total		\$127,471.72
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4. Design Committee: Nothing to report
5. Managers Report: A mild winter is allowing staff to catch up on landscaping that has needed to be done for awhile. Replacement of a portion of the wood pilings in the marina will continue this year.
6. We reviewed the proposed 2011 budget prepared by Sam which includes a \$1000 capital assessment. As noted in Sam's detailed spreadsheet, (to be distributed to owners as part of the invitation to the annual meeting), the proposed assessment is not yet earmarked for a specific item. It may be used for one or more capital expenditures, including the replacement of our tractor or mowers, the tennis court project, or roof repairs. There was a lot of discussion about the tennis court issue and its impact on the budget. The discussion will be continued at our next meeting, scheduled for Saturday, June 5th at 10am. We chose a Saturday to make it convenient to owners that are unable to attend at our usual Friday afternoon timeslot.
7. Sam motioned that we get a legal opinion to determine who can make decisions on changes to the common area, especially where amenities are added, removed or significantly altered. Is it the sole responsibility of the board, or is an Association vote required? The subsequent discussion referred to previous opinions from legal

counsel that the board is responsible, but accountable to the owners. Motion withdrawn. More discussion expected.

8. A motion was made to recommend the proposed 2011 budget for approval at the Association's annual meeting. Motion carried.
9. Several owners have asked for a professional appraisal of how the presence or absence of an amenity affects the home values. Mike will investigate the costs of having an appraisal done. Depending on the scope of the appraisal and the appraiser's professional certification, it could cost several thousand dollars.
10. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
11. Annual meeting of the Association will be held at 8am on Saturday, July 3rd, 2010.
12. The next Board meeting is tentatively scheduled for Saturday, June 5th, 2010 at 10am. This meeting is being scheduled for Saturday morning especially to be available for owner participation. Discussion to include capital expenditures and tennis court options.
13. Meeting adjourned at 4:46pm.