

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
October 24th, 2015

1. Don Wolfe called the meeting to order at 8:30am. The following members attended:

Don Wolfe (President)	Dave Mudra (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Jerry Binder	John Hunter

By teleconference; Ron Hazelaar

Also present: Manager Bill Wise, and owners Chuck Chehock, Dutch Schoeneberger, Steve Dault, and Kam Majer.

Correspondence from Paul Lindholdt was considered in this meeting.

2. Minutes from the August 22nd meeting were approved by the Board via email on August 23rd.

3. Sam Howard reported the following balances, current as of October 22nd.

Columbia Bank	
Checking	50,186.22
Capital Reserve (Target balance \$65,000)	65,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
Total	\$ 214,840.01

4. Design Committee Report

- a. Bern Sheldon's request to expand their front deck by five feet was approved in August.
- b. The Committee will follow up with Terry Judge about the paver work he was interested in doing.

5. Manager's Report

- a. Regular fall maintenance, including hedging, trimming, and rain gutter clean outs. Some trees have been skirted up, stumps ground down, and topsoil put down and hydro-seeded.
- b. The median between parking for Hazelaar and Schaefer was dug out, sprinklers installed, soil added, and hydro-seeded.
- c. Many sprinklers heads were replaced in the Courts, and several were added where needed.

6. Sun Deck

- a. The City will not let us expand the sun deck as originally planned. We are allowed to repair or replace the deck, but only within its existing boundaries.

- b. Subsequent to the last Board meeting, an inspection of the current deck identified too much rot in the supporting framework to consider simply replacing the redwood boards on top.
 - c. The City requires permits for the work to be done. The permit requires a mechanical drawing. The Board engaged a local engineering firm; Sewell & Associates to design the deck and work with the City to ensure their approval.
 - d. The design was received October 22nd and replaces the footings and supporting framework, and tops the deck with redwood. Due to the delays only one contractor has submitted a bid, about \$39,000. Bill is following up with other contractors now that we have a design.
 - e. Motion made and carried to begin the work as soon as possible.
 - f. There was interest in preserving any re-usable wood for charity, and there was volunteer labor available to assist, but the Board was unaware of any commitment to disassemble and remove the current deck within the needed timeframe.
7. In the last meeting the Board agreed to investigate options for improving the irrigation system that waters our lawns. One option was to install a second pump to feed the ponds directly, through a new line to be installed. Bill contacted potential bidders and was told we would need a permit before they could provide an estimate. Bill is working with the Department of Lands for the permit.
8. The swim area buoys have been obtained and will be in place before next season.
9. Proof of insurance reminders. As stated in our Rules and Regulations, owners are responsible for providing proof of insurance upon renewal. Insurance companies are familiar with sending proof of insurance to lenders like mortgage companies. They are usually able to add our address to that distribution, so you should not have to do this manually. Regardless, it is the owner's responsibility to provide.
10. Please bring any dispute about fines to the Board. Do not spend the Association's money talking to our accountant about it. They are not empowered to remove fines.
11. Please welcome Howard (Dutch) Schoeneberger to Westwood. Dutch purchased the DeVries' unit.
12. The next meeting of the Board is tentatively scheduled for 3:30 Friday, January 15th, 2016.
13. Adjourned at 9:15