

Westwood Village Homeowners Association
Minutes of the Annual Meeting
July 4th, 2015

1. President Don Wolfe called the annual meeting of the Association to order at 8am.
2. A quorum of the Association was established with 57 of 79 owners (72%) represented, made up of 36 owners attending with an additional 21 proxies. Also present was Bill Wise, Westwood's manager.
3. A round of applause and many thanks to Kam Majer and Louella Schaeffer for all the work that went into organizing a terrific reception for owners the previous evening.
4. Design Committee report
 - a. Waterfront sun deck. Mike Paukert made a motion to remove the existing sun deck and double its size using either wood or synthetic material, to be decided by the Board. Motion carried.
 - b. Kam Majer and Steve Dault project and property sale. Jerry Binder answered questions about the remodel project. Motion made and carried to approve the project and sell 140 square feet of Common Area at \$10/square foot to be incorporated into the Unit.
 - c. The Design Committee is looking for input on improvements to the meeting room.
5. Manager's Report
 - a. Bill provided an overview of recent work and answered questions about the irrigation system.
 - b. Paul Verhoeff suggested putting another paddle board rack in nearer the clubhouse.
 - c. Darlene Pfahl asked if a path could be put in on the west side of the clubhouse to the patio
6. Sam Howard provided the treasury report, current as of July 2nd.

Columbia Bank	
Checking	115,510.70
Capital Reserve (Target balance \$65,000)	65,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	13,293.79
Amenity Reserve (Target to be determined)	6,500.00
Total	\$ 220,304.49

7. 2016 Budget
 - a. Three options were presented for consideration. Sam described the operations budget as the same for all three options and moved that it be approved. Motion carried.

- b. Sam described the three options for the capital budget and answer questions about how the funds would be allocated for each. Motion made to fund the expected repair expenses move the balance of the amenity bucket into the capital reserve.
8. Pets for Renters. Motion made and carried to allow renters to have one pet if they have signed a lease for a year or more.
9. Election of Board of Directors. Don Wolfe, John Hunter, and Ron Hazelaar were elected to another three year term of office.
10. The annual meeting of the Association was adjourned at 10:10am

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
July 4th, 2015

Association Vice President Dave Mudra called the meeting to order at 10:16am with the following in attendance;

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

Not present: Don Wolfe (President)

Also attending; Bill Wise (Westwood Manager)

1. The Board elected the following officers;

President: Don Wolfe
Vice President: Dave Mudra
Treasurer: Sam Howard
Secretary: Rocky Seelbach

2. The Board reminds owners that our bookkeeper does not have the authority to waive fines. Please address questions about fines to the Board.
3. The Board will reach out to an owner that was late with their annual proof of insurance and objected to being fined.
4. Meeting was adjourned at 10:27am