

Westwood Village Homeowners Association
 Minutes of the Board of Directors Meeting
 March 23rd, 2012

1. Don called the meeting to order at 3pm. The following members attended:

Don Wolfe (President)	Holly Clements (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Paul Kimmel	

Not present: Ron Hazelaar, John Hunter

Also present: Bill Wise (Westwood manager), and owners Jerry Binder, Dave Mudra, Randi Evans, Betty Jo Angell, and Gale Dolsby.

Kam Majer contributed to the Rules and Regulations discussion via email.

2. Minutes from the February 17th meeting were approved by the Board via email on February 21st.
3. Sam Howard provided the treasury report, as of Thursday, March 22nd.

Panhandle State Bank		
Checking	\$51,190.09	\$51,190.09
DA Davidson		
Capital Reserve	12,991.89	
Special Assessment	97,819.59	
Insurance Reserve	<u>25,273.34</u>	
	136,084.82	<u>136,084.82</u>
Total		<u>\$187,274.91</u>

4. Design Committee Report: The Committee approved Mike Paukert's request to install a through wall air conditioner.
5. Manager's Report: Bill has worked with contractors to acquire bids for several projects. General spring cleanup and minor repairs to the docks and marina are underway. The tennis courts are being finished up, including the final landscaping and related irrigation work.
6. CC&R Committee Report: Nothing to report.
7. The Board discussed the draft Rules and Regulations and made several adjustments, including;
- a. Fines for late dues or late submission of proof of insurance are different than other infractions and are specified in their respective sections.

- b. A question was asked about why postmarks are no longer considered proof of payment dates. Postmarks are not always readable, and the date is not always included.
 - c. Owner's proof of insurance needs to be provided to our accountant upon renewal.
 - d. A question was asked about why owners need to inform Westwood's manager about projects that are entirely internal to a unit. The Board requires this to protect the Association. Some internal projects can be very broad in scope. Not every owner will know which walls of their unit are bearing walls.
 - e. The tennis / sports courts are closed sunset to 8am. There was a lot of owner input on this topic and considerable discussion in the meeting. People that are directly affected (with and without children and those who use the courts) seemed to agree that we should let the current hours stand on a "let's see" basis. Additionally, some people felt that potential problems could be monitored by the participating owners.
8. Sam started the discussion about next year's budget by explaining what he expected to have in the treasury at the end of this year. The forecast includes doing several projects in the current year, including the barn patio project proposed by Paul Verhoeff, and possibly replacing the Eagle railroad tie retaining wall. Also, we still owe \$25k for the tennis courts. But, even with the additional projects Sam expects have adequate reserves at the end of the year.

The barn patio project was scheduled for last fall, but put on hold when the Eagle roof was found to need repair. The patio project will cost approximately \$20k, including the retaining wall, pavers, furniture, and possibly a gas grill. The project should be complete prior to Memorial Day weekend.

Also, after seeing the way the new retaining walls turned out below the barn, several people that did not want to replace the railroad tie retaining wall by the Eagle units have indicated they would support the project if we made every attempt to save the trees above it. That job is estimated at \$15k.

Based on the end of year projections, the Sam's draft budget for next year includes the same \$500 capital project assessment we have currently.

The operating budget includes a three percent increase to meet rising costs of utilities.

A question was asked about expanding the cable service to include more channels. Sam explained that individual owners can order additional channels for their own use, but the cost of upgrading service for the entire Association would be quite expensive. We currently pay only \$14k per year for what we get. That breaks down to about \$15 per month per owner.

9. Volunteers for Board membership are needed. The Association's Board of Directors may have no fewer than six and no more than ten members, each serving a term of three years. Presently we have seven Board members, five of whom have terms that expire this year. Serving on the Board allows you to contribute your ideas and influence Board decisions with your vote. Even if you don't think you want to serve

as a member, please consider joining us for the next Board meeting to see how things work. Owner attendance is always encouraged.

10. The next Board meeting is tentatively scheduled for May 4th at 2:30pm.
11. The next annual meeting of the Association is scheduled for 8am on Saturday, July 7th, 2012.
12. If you want to be added to the email distribution and have your email address shared with other owners, please send a note to the secretary at sec@WestwoodVillage.us.
13. Our new refinance questions and answers, governing documentation, financial statements, and several years of meeting minutes are available at our website: <http://WestwoodVillage.us>.
14. Meeting adjourned at 4:20pm.