

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
April 29th, 2016

1. Dave Mudra called the meeting to order at 3:30pm. The following members attended:

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

Absent: Ron Hazelaar, Don Wolfe (President)

Also present: Manager Bill Wise, and owners Cliff Hook, Shirley Howard, and Patricia Stevens,

Correspondence from the following owners was considered in this meeting; Kam Majer, Cliff Lawrence, Terry Judge, and Mike Bannon.

2. Minutes from the March 4th meeting were approved by the Board via email on March 6th.

3. Sam Howard reported the following balances, current as of April 27th.

Columbia Bank	
Checking	75,623.40
Capital Reserve (Target balance \$65,000)	65,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
Total	\$ 240,277.19

4. Design Committee Report

- a. Dave reported that he had received requests for lights at the marina entrance. Consensus seemed to be that if boaters would slow down, the entrance is easy to see using Westwood's lights as a reference.
- b. Owner input is needed for updating the Wreck Room. Kristy Wessel had started collecting ideas last spring that included new carpet. New couches have also been requested.

5. Manager's Report

- a. The new buoys have been placed in the swimming area. Lots of spring cleanup done already due to the warm spring. Sundeck construction was completed in March. First coat of stain applied.

- b. Bill has been working with the Department of Water Resources to secure a permit for a second irrigation pump to draw water from the river. The Department will visit Westwood to measure the existing flow after the water comes up.
 - c. Following up on the request for more shade, John found some inexpensive sun umbrella stands that have two spikes that can be pushed into the ground with a person's foot. The holders will take umbrellas that use 1.25" sized tubing and can hold them straight up, or at an angle. Bill has them for owners to use.
 - d. Bill followed up on the gutter problem seen occasionally in the Courts units where they drip onto the sidewalk and freeze, causing a slip hazard. The vendor made adjustments, but the problem seems to be rooted in having the sidewalk pass under the corner where the garage and house meet. Bill will continue making a de-ice product available to those requesting.
 - e. Terry Judge had written saying he had seen carpenter ants in his unit. Bill said bug spraying outside the buildings is scheduled for May 18th, and inside treatments can be set up by contacting him.
6. 2017 Budget. There have been no capital projects proposed, so the projected budget will likely not include any special assessment.
 7. The Association is looking for a new treasurer to take over when Sam Howard leaves the Board. Duties include reporting the Association's financial position to the Board, preparing the annual budget, signing checks, and monitoring aging reports for delinquency in dues. Please let any of the Board members know if you can assist.
 8. The Board discussed the current cost of bookkeeping services and the options to using a CPA firm. There are service providers in Sandpoint, including property management firms that do their own bookkeeping.
 9. Mike Bannon had written to ask if a particular type of recreational vehicle that is not much larger than a regular vehicle could be exempted from our rules that prohibit overnight parking of RVs at Westwood. After reviewing Mike's letter and the pictures he provided of the vehicle, the Board was not in favor of an exception.
 10. Kam Majer wrote asking if anything could be done about the scum on the pond. The Board believes the warm spring weather coupled with the stagnant water in the pond is the cause. The drain for the pond was left shut in order to let the pond freeze over for ice skating. The drain will be opened to lower the water until the lake comes up. Once it does, and we start filling the pond from the lake for irrigation, the water movement should keep scum from forming.
 11. Cliff Lawrence wrote to share information from a Lakes Commission meeting he attended in March. The meeting included discussion about aquatic weed control and recent successes in remediation. Following up on the information provided by Cliff, Sam reached out and

identified the person responsible for Lake Cocolala's remediation. Dave Kluttz of Lakeland Restoration met with Bill to walk the property and provide an estimate. He would take care of the permit, posting notifications, and treatment. He said the lake is up too far now to do a ground treatment in the marina, but he can do a water treatment in June. The Board agreed to the water treatment at a cost of about \$3,000.

12. Kam Majer wrote pointing out how uneven the ground is on the west side of the barn where there are many tree roots to trip over. The Board doesn't see a way to make the area around the tree easier to navigate without spending several thousand dollars for pavers or a paved walkway, and possibly removing the tree. The east side of the barn may be a better path for folks preferring fewer trip hazards.
13. This year's annual meeting of the Association will be at 8am Saturday, July 2, 2016.
14. The next meeting of the Board is tentatively scheduled for 3:30 Friday, May 20th, 2016.
15. Adjourned at 4:54pm.