

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
May 9, 2014

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

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

Not present: Ron Haazelar

Also present: Bill Wise (Westwood manager), and Design Committee members Kristy Wessels and Holly Clements.

2. Minutes from the March 21st meeting were approved by the Board via email on March 23rd.
3. Sam provided the treasury report, current as of today.

Panhandle State Bank	
Checking	76,132.53
Capital Reserve	65,000.00
Insurance Reserve	20,000.00
Special Assessment	13,293.79
Total	174,426.32

4. Design Committee Report:

- a. Two versions of a patio paver project for Terry and Meg Judge were discussed with generally positive comments. Board members were encouraged to view the project site prior to the next Board meeting to be held immediately after the annual meeting of the Association.
- b. A policy we have followed for a number of years requires payment of a licensing fee for the ground covered by a deck or patio structure, but not for pavers. Rocky will research guidance in our governing documentation and add the item to the agenda for discussion at the annual meeting.

5. Manager's Report:

- a. Please put your name on your small craft and water toys if you want to store them next to the swim dock.
- b. Bill was asked to look at providing a better step (or steps) at the swim dock.
- c. Spring cleanup and preparation for summer continues. New lawnmower has been delivered and works great.
- d. Bill was asked to contact Charlie Kramer about dredging the pond. Charlie will visit in the next week or so to provide guidance.

- e. The patio next to the barn can be reserved by contacting Bill or Virgil. A sign will be hanging near the patio if it has been reserved.
- 6. 2015 Budget. Sam provided a brief overview of the minor corrections made to the draft budget for next year. As explained at the last meeting, a Special Assessment would be needed to replenish our Capital Reserve to cover the flat roofs on two of the Metaline units and both Western units that will be replaced this spring. Also, the new lawn mower cost \$20,000 and will be funded in part with the Special Assessment.
- 7. Options for paying association dues include automated ACH payments, currently used by 22 of our 79 members. To sign up for ACH please contact our bookkeeper. Many others use a web bill payment service offered by a number of financial institutions. Use of automated methods like these can prevent your payment from being late and incurring a late charge.
- 8. Our accounting costs continue to exceed projections, primarily due to owner inquiries that are not always accounting related. As an unfortunate side effect of having changed Accountants twice in the recent past, our current bookkeeper is not as familiar with Westwood Village as they will be years from now, and a few owners are asking for information they should be able to find themselves at our own web site. If you have general questions and can't find the answer on the web site, please call a Board member for guidance. Do not call our bookkeeper unless it is specifically related to payments to Westwood.
- 9. The Board has been talking about two major projects that are discretionary. Owner input is needed.
 - a. Marina Improvements. A large project has been suggested that would expand the number of slips beyond the 46 currently available in the marina. The project could include a gazebo at the end of the walkway on the new slips, and improve the security of the marina by adding gates. One of the key questions is whether we need more slips at all. Are there owners with boats that do not apply for a slip in our marina because the only ones available are next to the rocks?
 - b. Property Acquisition. Similar to our acquisition of Westwood Terrace lot 30 at the entrance to Westwood Village to preserve open space, the old house on the pond across from the Riverview units has been vacant for many years. The owner has no incentive to maintain the lot and it continues to be an eyesore. It is privately owned, not part of our Association or Westwood Terrace, and could be developed as another multi-family structure. The Association could choose to purchase the lot and turn it into more open space, a sandy beach area, or a place to build a replacement for the barn.
- 10. This year's annual meeting of the Association will be held at 8am Saturday, July 5th. As usual, a Board meeting will be held immediately following the annual meeting.
- 11. The Board of Directors is made up of from six to ten owners elected to three year terms. The terms are overlapped to try and provide continuity. We currently have seven members. Terms for Sam Howard and Ron Haazelar expire this year. Please consider volunteering to join the Board and help out. We generally meet about five or six times a year.
- 12. Meeting adjourned at 4:30m.