

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
October 1st, 2011

1. Don called the meeting to order at 9am. The following members attended:

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

Not present: Ron Hazelaar

Also present: Bill Wise (Westwood manager), and residents Jack Quinn, Jerry Binder, Mike and Kathy Paukert, Cliff Hook, Nora Seelbach, Randi Evans, Tom Wessel, and Cathy Burroughs.

2. Don noted that we neglected to report that Jim Watts resigned from the Board on August 1st, 2011. More recently, Herm Pfahl resigned as of September 25th.
3. Minutes from the September 9th meeting were approved by the Board via email on September 16th.
4. Sam Howard provided the treasury report, as of Thursday, September 29th, 2011.

Panhandle State Bank		
Checking	\$25,940.04	\$25,940.04
DA Davidson		
Capital Reserve	49,213.93	
Special Assessment	121,708.84	
Insurance Reserve	<u>19,725.44</u>	
	190,648.21	190,648.21
Total		\$216,588.25

5. Design Committee Report: A renter put in a very simple deck at the front of the rental without consulting the owner or Association. The unit's owner declined to accept responsibility for the addition, making it necessary for the renter to remove the deck.
6. Manager's Report:
- The occasional flooding from heavy rain or snow on Westwood Lane is being addressed. The consensus is that a gutter could be used to drain runoff from the road toward the pond. The fix is estimated at less than \$5,000.
 - Marina work has been completed for the year. Several pilings have been replaced and repairs were accomplished on the breakwater.

- c. The Eagle unit retaining wall has been fixed by the contractor at no cost to Westwood, and sidewalks between garage and units have been replaced. Landscaping is still being put back together. Still working on the Eagle railings.
 - d. Replacement of the railroad tie retaining walls south of the barn has been started.
 - e. The tennis court demolition is complete and the base for the new foundation has been laid. The grounds around the courts will be shaped with a gentle slope to meet the raised courts. French drains have been installed around the foundation to carry runoff south of the courts.
 - f. The Riverview units and the mail hut have been painted.
 - g. The ponds have been treated with chemicals to kill milweed and buttercup.
 - h. The semi-annual inspection on our roofs has been completed. Everything looks fine except for two of the Metalines, the Westerns, and especially the Eagle. The Eagle flat roof needs to be replaced. The bid for replacement is \$31,000. Bill was directed to have the roof replaced this fall.
 - i. Due to the Eagle roof replacement, we will not have enough cash available to do the estimated \$16,000 expansion of the barn patio this fall.
7. CC&R Committee Report: Nothing to report.
8. Rocky apologized for some owners not receiving a timely notice of this meeting. The meeting announcement was delivered to the email distribution two weeks ago when the previous meeting minutes were sent. The notice sent via the postal service was unfortunately delayed and not put in the mail until several days ago.
9. The Board received letters and email regarding placement of the basketball hoop in the tennis courts from Paul Lindholdt, Kam Majer and Steve Dault, Jim Watts, Don and Carol Sheridan, Garry Shea, Marilyn Northern, Sarah Finney, Herm Pfahl, Cliff Lawrence, Marsha Binder, Mike Paukert, Andrew McDirmid, Shelley Dolsby, Neil O'Keefe, Craig Dolsby, Vicki Dolsby, and Terry Johnston.
- The input ran both for and against having the hoop in the tennis court, with some supporting a different location for it.
- The Board appreciates all of the input on the topic, but is obligated to carry out the decision made in the 2010 annual meeting where the Association voted to put the hoop in the SW corner, mounted along the south fence line. The topic came up again at this year's annual meeting, with no objections noted.
10. Sam spoke to an owner that wanted to review the Association's financial ledger as they might when balancing their personal checking account. Owners have every right to understand what is being done with Association funds. If there are questions, please forward them to the Board. The ledger can be made available upon request.

11. Sam answered a question sent by email from Jim Watts' about a line item in the monthly financial statement that showed money being spent on the marina for a related expense. Revenue from the marina is used to pay for more than just marina expenses, since it would otherwise be unused until such time that we have major work to do there. As such, when and if there is a major marina project to be done it may be funded from non-marina revenue. Sam estimated that the marina had provided approximately \$70,000 to the general fund over the past 15 years.
12. Owners are reminded to remove their water toys from the stationary deck by the water unless they want the items donated to charity.
13. The next meeting is tentatively scheduled for 2:30pm on Friday, December 2nd.
14. If you want to be added to the email distribution and have your email address shared with other owners, please send a note to Rocky at sec@WestwoodVillage.us.
15. Our governing documentation, financial statements, and several years of meeting minutes are available at: <http://WestwoodVillage.us>.
16. Meeting adjourned at 10:11am.