

## **Westwood Village Homeowners Association Board Meeting January 10, 2019**

### **Meeting Minutes**

#### **Opening**

The regular meeting of the Westwood Village Homeowners Association Board Meeting was called to order at 1 PM on January 10, 2019 at the WVHA "Wreck Room" by President Kris Stanton.

#### **Present**

Board Members: Kris Stanton, Kam Majer, Bern Sheldon, Darlene Pfahl, Dan Cronen, Vickie Dolsby, Julie Menghini, Ellen DeAustin (via Skype)

Manager: Todd Orsi

Owners: Louella Schaeffer, Jerry Binder, Rocky Seelbach, Pat Stevens, Dave Mudra, Don Wolfe, Sam Howard

#### **Treasurer's Report**

Checking account balance at Columbia Bank was \$205,901.59 including \$85k in Capital Reserves as of December 31, 2018.

Quarterly Compilation was reviewed. Accounts Receivable aging summary was not provided per Dianne because there are no outstanding receivables. Annual insurance renewal is complete. Same coverage levels apply with a premium increase to \$24,750 vs. \$23,753 last year, which is a 4.2% increase year to year. All lines of business were renewed with Philadelphia Insurance Companies except for the Directors and Officers (D&O) liability coverage that Philadelphia no longer offers. D&O coverage was renewed through USLI (Berkshire Hathaway family of companies), a highly rated carrier with A++ AM Best Rating.

Forecasting to use in the development of the 2020 budget will begin during the first quarter of 2019.

#### **Manager's Report**

Marina: Todd will be obtaining information on repairs necessary for upkeep and safe function of the docks. Todd also suggested that he take on full responsibility to manage slip leases, rather than splitting this work with Panhandle Management (PMI). It was suggested to and agreed by Todd that whatever process he develops be well documented so that everything is clear and accountable between the responsible parties- PMI and WVHA manager.

Eagle: One bid for painting of the decks (front and back) has been received for a total of \$8295, dramatically lower than expected. The bid covers preparatory work and necessary wood repair and replacement along with hand painting. The board approved a motion to accept this bid.

Sun deck: One bid was received for refinishing of the sun deck near the lake swim area. At \$1715 the work would provide stripping of the deck and recoating with a semitransparent stain. According to the bidder, this plus annual application of an oil coat should be sufficient to maintain the deck for several years. The board approved a motion to accept this bid.

Tyee: The work to install sump pumping needed to control water intrusion under the middle 3 units has been completed.

Pool: Todd will be contacting the only approved applier of the liner material in the inland northwest to determine when he will be in the area to inspect the pool. The clear objective is to have any deficiencies corrected in time to have the pool open by Memorial Day as usual. And this to be done without expending more than the budget of about \$13K.

Lawn mowing: Currently lawns are mowed by Virg weekly, taking two days a week and using Westwood Village equipment. Considering equipment depreciation, maintenance, fuel and labor costs this work cost about \$540 a week. Todd has obtained a bid to have this work done by a third party for a weekly cost of about \$510 per week. Several advantages were stated for having Virg do the work- flexibility in choosing the days to mow depending on weather, etc., obtain a good view of the entire property, communicate with owners. Owner comments considered difficulties in getting reliable, quality service at a competitive price, no flexibility regarding weather. It was decided to continue to have Virg do the mowing.

**Design Committee:** New street name signs are now installed- with DRIVE, LANE and COURT being spelled out in highly reflective large text. We expect that this will reduce errors in finding correct addresses within Westwood Village. All reactions so far seem to be positive. Kam Majer requested approval for a new garage door for her unit- colors for new doors do not exactly match those currently present on the Tyee units, but a harmonious color was selected and approved.

**Strategic Planning Committee:** The committee members are working on the details necessary to produce a Request for Proposal for work to support development work of this committee.

**Old Business:** Ting- all work has been completed. Ting has stated that any remaining ground cover or grass scars will be corrected in the spring. One owner expects that Ting will relocate their modem to a preferred location in their unit. Sam Howard reported that he had experienced an issue with slow internet loading times, which issue was quickly resolved upon calling Ting customer support. Water rights: Jerry Binder continues ongoing work with the State of Idaho bureaucracy. The board thanks him for his efforts and knows that someday it will come to fruition.

Recycling is a problem at Westwood Village- the issue seems to be primarily one of unacceptable items being placed in both large blue community bins and the individual bins. Pizza boxes and anything contaminated with food is not acceptable. Virg spends time (and your money) sorting this. Todd has prepared notices explaining the problem

and has posted them. Notices will be distributed later in the year to those who put out recycle bins with forbidden items. Westwood Village signage- Kris has obtained pricing for new pool notice signs as well as some proposed logos.

**New business:** Gas meters supplying Jerry Binder and Louella Schaeffer units have been moved by Avista. Avista has required this work to be done due to their contention that changes in building codes required it. Some of the work was paid for by Avista, but each of the affected homeowners has incurred a cost of \$1230. The meters for the four southernmost units in the complex (owners Bonvallet, Owens, Graves, Maxwell) are reported to be due to be moved sometime soon. The suggestion was made that if the original piping was installed by Avista's predecessor company in a way which is now prohibited, Avista should cover the entire cost. Sam Howard suggested a contact name at Avista and Jerry Binder will continue to pursue information and solutions to this issue.

**Next Meeting** is scheduled for **March 21, 2019 at 1 PM**, Westwood Village barn

### **Adjournment**

Meeting was adjourned at 2:23 PM by Kris Stanton, whereupon the board entered executive session.

Minutes submitted by: Bern Sheldon