

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
February 21, 2014

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

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

Not present: Sam Howard (Treasurer), Ron Haazelar

Also present: Bill Wise (Westwood manager), owner Chuck Chehock,

Tyke and Linda VanDellen, and Northshore Homeowners Association president Brian Scrimsher were present for discussion about the Northshore fence.

Correspondence from Kam Majer, Paul Lindholt, Brad DeAustin, and Corliss Newman was considered during the meeting.

2. Minutes from the December 6th meeting were approved by the Board via email on December 9th.
3. Rocky provided the treasury report, as of today.

Panhandle State Bank		
Checking	\$ 50,980.51	\$ 50,980.51
DA Davidson		
Capital Reserve	19,686.37	
Special Assessment	65,293.79	
Insurance Reserve	<u>20,000.00</u>	
	104,980.16	<u>104,980.16</u>
Total		\$155,960.67

4. Design Committee Report: The committee reminds owners considering projects to review the Design Committee Rules for required approvals. The Rules are available from the manager, and at our website; <http://WestwoodVillage.us>.
5. CC&R Committee Report: Nothing to report
6. Manager's Report:
- a. A pipe in the crawl space under the Riverview units froze and another broke during the cold spell at the start of February. There was no apparent damage from the water. In addition to the initial trouble report of no water flow, our accountant alerted us when she noticed the relatively high water bill.

- b. The pond is becoming shallower over time. Dave asked if we should consider having it dredged to preserve its capacity. Bill will ask Charlie Kramer for his opinion. The Board noted that while we perform maintenance on the pond and its system of weirs (small dams), the pond belongs to Westwood Terrace.
7. Summer Construction Ban. The Board appreciates the input received. There appears to be no reason to change the rule. The topic can be added to the agenda for this year's annual meeting if further discussion is desired. The rule remains in effect as written.
8. Northshore Shared Fence
- a. Brian Scrimsher, president of the Northshore Homeowners Association has communicated with the Board several times over the past few years looking for financial participation in replacing the fence that divides Northshore from Westwood.
 - b. A quote for the project presented at the previous meeting specified vinyl fencing. The Board suggested we might be willing to contribute if the project replaced the fence with the same style and material that exists today.
 - c. Mr. Scrimsher presented an updated quote for replacement of the fence totaling \$25,718 and specifying the replacement in the same style as exists today.
 - d. Jerry read from Sandpoint's City Council meeting minutes from May 17, 1993 where Northshore was assigned responsibility for installing and maintaining the fenced that divides Westwood from Northshore.
 - e. Don motioned for Westwood to contribute \$5,000 toward the cost of replacing the fence with the same style and material as what exists today, and to work with Northshore to schedule as appropriate, likely later this fall. Discussion of the motion centered on our desire to keep the existing style and material of the fence. Motion carried.
 - f. The Board noted that the contractor would likely have to get to the fence from the Westwood side. Details will need to be worked out.
 - g. There have been several requests in the past to install a gate in the fence to allow people to pass back and forth between the two properties. The request has been declined both in Board meetings and an annual meeting.
9. 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?
10. 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. The Board is looking for owner input.

11. Corliss Newman's request to allow former Association member in good standing Mary Jane Corliss (formerly Mary Jane Shea) to keep a pet while she resides at Westwood as a renter was approved.
12. Diane Streeper replaced Tara Nelson as our accountant at BPK. Owners are encouraged to communicate with Diane by phone, mail, or electronic mail. Owners that visit the accountant's office to socialize may be billed at the hourly rate.
13. Boat slip registrations are being handled by Bill in order to keep our accounting costs down. Please provide all necessary paperwork to Bill prior to the April 1st deadline.
14. This year's annual meeting of the Association will be held at 8am Saturday, July 5th.
15. The next Board meeting is tentatively scheduled for Friday, March 21st, at 3pm.
16. Meeting adjourned at 4:19pm.