

Westwood Village Homeowners Association 2020 Annual Meeting

Meeting Minutes

July 4, 2020

Opening

The annual meeting of the Westwood Village Homeowners Association was called to order at 8:05 AM on July 4, 2019 at the WVHA barn parking lot by President Kris Stanton.

Present

Board Members: Kris Stanton, Bern Sheldon, Darlene Pfahl, Kam Majer, Julie Menghini.

Manager: Todd Orsi

Owners: Approximately 25 owners were present, with an additional 29 represented by proxy for a total of 54. A quorum was thus established. Thanks to all who provided proxies. Apologies to those auditing the meeting remotely- it was difficult to hear the audience. We'll work on improving this.

Manager's Report- Todd Orsi

Completed projects in the preceding 12-month period:

Marina-

Dock A- The Board contracted last fall for repairs to decking and support beams to extend the useful life of Dock A

C.E. Kramer was on the property June 26th to do general repairs to our breakwater (additional 6x6's, chains, and lag bolts)

Herbicides- Draw down treatment occurred 4/16 to marina (flowering rush), *in water* treatment to ponds 6/19

Laneco Marine was about a month later than usual installing the covers over Dock C.

Eagle- Railing refurb and paint completed on time and on budget

Tyee- B Johnson unit structural repairs were performed at the beginning of the remodel (\$12K). Hamilton and Burroughs units will need to be done in the future.

Southern 3 units (Wolfe, Hamilton, Johnson) had flat roof sections completely redone last fall (\$33K) with remaining 2 units (Burroughs, Majer/Dault) completed May 2020 (\$20K).

Metaline

Eastern 4-unit group (Johnston, Howard, Cronen, Cochran) had flat roof sections completely redone this May (\$45K). One of the last 2 hot mop roofs.

Speed Bumps

4 sets of pairs of bumps have been installed and will be in place from roughly Memorial to Labor Day weekend. They seem to be doing the job and there seems to be less traffic coming through our property. (One or two owners expressed their dislike...)

Work scheduled to be completed this summer

Vinyl siding and miscellaneous snowplow damage repair: Contract with McVay Brothers was signed on April 15. They have had a difficult time getting the materials they need to complete the work we contracted with them to do. (\$7K)

Marina- Waiting on the barge to arrive from Hope to drive pilings- Subsequent to the meeting this work has been completed.

Last finger of Dock A scheduled to be re-stained this fall after boats are removed for the season as well as any other areas requiring stain

Sun Deck- to receive a coat of Thompsons Timber Oil later this summer after the weather warms up, drying time should be no longer than 24hrs. Deck will be unusable for approximately one day.

Owner construction- Two major unit remodels (Bruce Johnson and Kathi Head) that normally would have been completed before Memorial Day have been allowed to continue by the board since contractors have experienced long delays due to material shortages.

General Announcements:

Garbage- Pickup is Tuesday morning beginning at 9:00 a.m.

1. Garbage at your unit should be fully contained by the garbage can liner; preferably the liner bag should be tied off. Overflowing or additional materials left next to the receptacle will be left for the owner to dispose of. Please do not deposit broken glass in the trash bags (it will either cut the bag or cut Virg).

2. Dumpsters- No contractor created construction waste or large items should be disposed of in the dumpster (NO toilets, doors, cabinets, barbeques, beds, furniture, boards with nails etc.). Please run them out to Sagle or Colburn Transfer Station.
3. Cardboard boxes should be broken down and flattened before being thrown away. An unflattened cardboard box consumes a great deal of volume in the dumpster. Take a minute to do the right thing, please.

Snow plowing policy-

1. A 4" minimum snowfall brings the plows out (runs anywhere from \$500-\$800 each trip). All driveways and walkways are also shoveled (unless still snowing or another storm is expected soon)
2. Less than 4": Eagle walkways are shoveled and de-iced with so that owners can safely get to their garages, as well as the walkways of those of our FULLTIME residents who require their walkways cleared for visitors.

Marina- Some boats were delivered this spring at the very lowest possible water level. Damage to underwater irrigation piping and other equipment can occur if boats are attempted to be operated at lake levels below about 2 feet of full pool. In the future boats should not be delivered until this level is reached. Two feet below full pool was not reached this year until June 3.

Kristy Wessels and Dana Bonvallet- volunteered their time, labor and gardening expertise to purchase and plant flowers around the pool and other common areas at Westwood Village. Thank you!

Todd and Virg's work was acknowledged by a round of applause.

Treasurer's Report

Cash balance at end of June was approximately \$213,000. This balance is expected to decline slightly as some expenses are more heavily weighted for payment in the second half year.

Operating expenses remain below budget. The operating expense budget for the upcoming year is planned to be about \$2K less than 2020- about \$2 per unit per month.

Capital expenditures, entirely for major repairs and large maintenance projects, are expected be near \$100K for 2020, however. For 2020 assessments for capital expenses total \$88,692. Dues remain at or near the 2020 level for 2021 (homeowners will see a small increase due to an increase to \$20 per month in

capital assessments). Thus a slight increase in capital assessment income totals \$90,888.

Concern was expressed by some attendees that Westwood Village dues are becoming increasingly expensive. The budget for the coming year shows a net decrease in operating expenses and a modest potential increase in reserves, given no capital expense surprises from our aging infrastructure. Any significant unforeseen capital expenditure will once again begin to deplete reserves.

A grateful acknowledgement to Darlene Pfahl- she continues to travel weekly to the PMI office to sign checks. Thank you!

2021 Dues- The board's proposal for monthly dues for 2021 was presented to the owners for approval and passed by acclamation. See the following table:

Description	Condos	Homes
Operations expenses	\$ 373	\$ 333
Assessment: Capital repairs and rebuild reserve. Condo owners	\$ 101	
Assessment: Marina, grounds, etc. Homeowners		\$ 20
2021 Total Monthly Dues	\$ 474	\$ 353

Board Membership: Kathi Head, Joel Bonvallet and Kate Sheffield joined the board.

Owner forum-

Joel Bonvallet presented his interest in the need for more "winter amenities" at Westwood Village, given the expected continuing development of Schweitzer Ski area. His specific interest relates to hot tubs. (Joel's previous request to install a hot tub on his deck had been declined by the board.) A variety of viewpoints regarding hot tubs was presented which ultimately resulted in a show of hands indicating that a majority of owners present would be interested in further consideration. A community facility was suggested; Todd noted that a hot tub requires 7 day a week daily maintenance.

A question was raised regarding availability of television service over Ting fiber optic. Ting does not currently have a competitive offering. There are a myriad of streaming (internet) television offerings which individual owners can access. The village currently has a bulk agreement with Northland which provides all owners basic cable TV at a cost of about \$20 per month per unit; quality of this service is

reported to be only fair. Owners who rely on the Northland service and have issues with it are encouraged to contact Northland service directly. Please also let the board know what your experience has been with Northland.

A suggestion was made that it might be time to raise marina slip lease fees (currently a below market rate of \$350 a season). Increased fees could be accounted for separately and would enable scheduling of, and earlier implementation of, improvements to the marina facilities. This did not seem to receive strong support.

Kam Majer noted that she, along with some Westwood Terrace residents, is working with the city to improve the safety of the highway crossing at the entrance to the Westwood Village/Terrace. Issue is complicated by the fact that while this intersection is in Sandpoint, the highway is a State of Idaho responsibility. Interested parties are urged to contact Kam.

There is ongoing discussion regarding maintenance of landscaping. The board is discussing the differences between WVHA common property and limited common and questions regarding responsibilities for upkeep of these areas.

Next Meeting will be held at a date to be determined.

Adjournment

Meeting was adjourned at 9:23 AM by Kris Stanton, at which time the board entered executive session.

Minutes submitted by Bern Sheldon