

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
March 25th, 2011

1. Jerry called the meeting to order at 2:30pm. The following members attended:

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

Not present: Ron Hazelaar

Also present: Bill Wise (Westwood manager), and resident Dave Mudra.

2. Minutes from the February 18th Board meeting were approved by Board members via email on February 27th.
3. Sam Howard provided the treasury report, as of Thursday, March 24th, 2011.

Panhandle Checking	\$40,271.14	\$40,271.14
--------------------	-------------	-------------

DA Davidson

Capital Reserve	50,976.07	
Special Assessment	94,220.34	
Insurance Reserve	<u>27,946.60</u>	
	173,143.01	<u>173,143.01</u>
Total		\$213,414.15

4. Design Committee: Nothing to report.
5. Manager's Report:

Bill provided an overview of the bids received as a result of tasking at the last meeting.

a. Bids for painting or siding the barn ran from \$1,800 – \$2,500 for paint, and up to \$14,500 for siding. Bids for work on the Riverview units ran from \$9,500 to \$26,000 for paint, and up to \$49,000 for siding. The same contractor was the lowest bidder on both paint jobs, and works for and was recommended by a local developer. The Board decided to use the low bidder to paint the barn first, and then the Riverview structure if all goes as expected. Work to be completed this fall.

b. Removing the railroad tie retaining wall by the Eagle units, removing the tree and contouring the land received bids ranging from \$4,600 to \$6,800. Work to be completed this fall.

- c. Replacing the railroad tie retaining walls south of the barn with concrete block received bids ranging from \$14,000 to \$17,300. Work to be completed this fall.
- d. A new pump to feed the Northern/Metaline irrigation pipe from the pond will cost approximately \$7,300. Today the line does not have enough pressure to operate a sprinkler head. Bill was asked to proceed with this project.
- e. Bill estimates approximately \$1,100 to implement a respectable water fountain at the pond. Bill was asked to proceed with this project.
- f. Motion made and carried to accept the bid from First Interstate for tennis court work in order to lock in the price.

6. CC&R Committee Report:

Lynn Watts, Kam Majer and Rocky finished going through the first draft of the restated Declaration and captured a number of issues. The issues are being cataloged and will be provided to our legal counsel as items to be addressed.

We received three survey options ranging from updating the current map without measurements (\$3,980), to a full survey of Westwood Village with building outlines and locations (\$6,730). Sam, Ron and Rocky will work through each option with our legal counsel and the surveyor to determine what is required by law, and what makes sense for us to have above and beyond the legal requirement.

Unfinished Business

- 7. The retaining wall installed on the north side of the Eagle units two years ago is stable, but moves much more than desired. Bill is bringing the contractor back in to improve the stability.

New Business

- 8. The Board discussed the availability of the Humane Society property, which is approximately half an acre at the entrance to Westwood at the highway. After debating the points in favor of and against the purchase there was no remaining interest in pursuing the property. Motion made and carried.
- 9. Sam provided an overview of the draft budget for 2012. The Board will spend time in the next few meetings refining the budget in order to recommend it before the annual meeting, where it will be voted on by the Association. Once approved it will be in effect in January, 2012. The draft budget includes a \$500 special assessment for capital projects, down from the \$1,000 in the current and past several years.
- 10. Owner participation in the budget process, as well as Board meetings is encouraged.
- 11. The next board meeting is tentatively scheduled for 2:30pm on April 29th, 2011.

12. The annual meeting of the Association will be Saturday, July 2nd, at 8am.
13. Our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
14. Meeting adjourned at 4:37pm.