

Westwood Village Homeowners Association
Minutes of the Annual Meeting
July 5th, 2014

1. The annual meeting of the Association was called to order at 8am. A quorum was established with 50 of 79 owners (63%) represented, made up of 30 owners attending with an additional 20 proxies. Also present was Bill Wise, Westwood's manager.
2. Motion made and carried to waive the reading and approve the minutes from last year's annual meeting.
3. Design Committee Report
 - a. Dave Mudra reminded owners of guidance that describes the different levels of engagement and approvals required from management, Design Committee, Board of Directors, and the entire Association for owner projects. The Design Committee Rules are posted on our website at <http://WestwoodVillage.us>.
 - b. Several points related to an issue last year with a new owner were discussed. Several hypothetical questions were posed about how the summer construction ban could affect the sale of a unit. The Board pointed out that every situation is different and should be evaluated as such. Also, the summer construction ban can be removed from our Rules and Regulations if the Association so desires.
4. Manager's Report
 - a. Bill Wise provided an overview of the routine maintenance work currently underway, and the roofing projects planned for this fall.
 - b. Kathi Head asked if the Eagle bridge railings could be covered in a material that would help them hold up and not require painting every year. Bill said he had asked contractors for advice, but so far had not found anything that would hold up any better.
 - c. The very simple small craft storage in front of the Eagle units has been a terrific success, and there were requests for more of it. There was discussion about paddle boards taking up a lot of the space, and perhaps they could be accommodated with a slightly different style of storage. Dr. Jack Quinn suggested the paddle boards would be better off stored out of the weather. Bill will come up with some options and discuss with the Board.
 - d. Bill asked that all the small craft be labeled with owner names or phone numbers so he can contact the owners if needed. Also useful for recovering a water toy if it should happen to get loose and float away.
 - e. A suggestion was made to extend the sun deck westward, toward the barn. Bill will get an estimate for the Board to review.

5. Sam Howard provided the treasury report, current as of 2 July.

Panhandle State Bank	
Checking	78,853.59
Capital Reserve	65,000.00
Insurance Reserve	20,000.00
Special Assessment	13,293.79
Total	177,147.38

6. 2015 Budget

- a. Sam reviewed the proposed budget for next year in two sections – operating expenses and capital expenses.
- b. Sam said we had received a bill from Northland Cable recently, even though we had paid for the year in advance. When he inquired he was told there is no contract in place and our rates had been raised. Sam will talk with Northland, but expects our rates to go up from the average \$14/month per owner that we have paid for years. The poor quality of Northland Cable TV and internet service has been mentioned numerous times and will be part of the discussion.
- c. Cliff Lawrence pointed out that we should not accept the current level of internet service as adequate, and encouraged everyone to visit <http://fcc.gov> to express their concerns.
- d. Sam pointed out that our accounting fees continue to be a source of concern. We have changed accountants several times over the past couple of years – once specifically to lower our costs. Andrew Platte, our new accountant, has been great in identifying ways to lower the number of hours billed per month. The biggest opportunity to reduce the amount of time spent on our account is to limit the amount of time spent answering owner questions. Our bookkeeper, Diane Streeper doesn't have the institutional knowledge of Gloria Brooks (Jensen CPA) or Tammy Wolfgang (Hutchens CPA). Owners should not call Diane with questions related to anything but billing and payments. Our manager, Bill Wise is available to answer questions, as well as the members of the Board. There is also quite a bit of information available on our website (mentioned above).
- e. Sam talked about the capital budget and paying for the new lawn mower over two years since the dealer would not discount the price for a cash sale, additional roof projects, and possible discretionary projects where the Board was asking for input. Capital requirements for creating a boardwalk around the marina, expanding the marina to include more slips, creating a boardwalk along the waterfront, and purchasing the lot across from the Riverview units were discussed.
- f. We have a quote for expanding the marina eastward to increase the number of slips beyond the 46 currently available. The idea has been discussed at length and would cost

- \$100K - \$150K, depending on what else was included in the project. Additional features like a boardwalk along the new east side with a gazebo at the south end have been suggested. Sam pointed out that rental fees for the slips had contributed over \$150K to our general fund, and that like any other capital improvement to Westwood's Common Area, the Association as a whole would contribute to a marina project if it were approved by the Association.
- g. There was considerable interest in exploring the purchase of the lot across from the Riverview building. It is a private lot, and not a part of an association. While it is currently zoned for single family housing, it is possible for it to be rezoned and developed as a multiplex. The property is run down, with dead trees, broken tree limbs, and broken windows on the unoccupied house.
 - h. Both of these last two items would cost more than we have in reserve. With the budget proposal for 2015 the Board is recommending creation of an accounting bucket to accumulate and save money for a property purchase, expansion of the marina, or other large project to be approved by the Association at a future date.
 - i. Paul Verhoeff suggested we consider creating a master plan for Westwood that would represent our long term objectives for capital projects and planning. Ron Hazelaar agreed, saying that we could use the topographic survey AutoCad drawing to illustrate planned improvements. The Board will discuss.
 - j. A motion was made and seconded to approve the budget as written. During the discussion, Cliff Hook suggested we should remove or adjust the capital budget's special assessment to reduce the monthly dues since we have not named or approved a project that would use it all. The Board argued in favor of building the project fund.
 - k. A vote was taken and the proposed budget for 2015 was approved.
7. The Board asked for input on changing a long standing policy by which owners are required to license expansions of their Limited Common Area for decks with a one-time fee of \$10 per square foot, but have not been required to do so for pavers. There were no arguments against such a change. Going forward, the license fee requirement will apply to decks and pavers alike.
8. Election of Board of Directors
- a. Jerry recognized the contributions and service of both Sam Howard and Ron Hazelaar as Board members. Sam and Ron were nominated for re-election. Motions made and carried to re-elect both to new three year terms.
 - b. The Board of Directors is now made up of Jerry Binder, Don Wolfe, Dave Mudra, Sam Howard, Ron Hazelaar, John Hunter, and Rocky Seelbach.
9. There being no further business, the annual meeting was adjourned at 10:10.

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
July 5th, 2014

1. The Board of Directors meeting was called to order at 10:15 with all members present. Also present were Bill Wise, Westwood's manager, and owners Charlie Parrish and Paul Verhoeff.
2. Paul and Charlie offered to meet with the owner of the lot discussed during the annual meeting about availability and price. Charlie suggested we get an appraisal as a starting point. The Board agreed and authorized \$400 from the Association to fund it.
3. Rocky will reach out to Brian Scrimsher at Northshore to see when and if they are going to replace the fence between us, as discussed earlier this year.
4. The Board elected its officers, as follows;
 - President – Don Wolfe
 - Vice President – Dave Mudra
 - Secretary – Rocky Seelbach
 - Treasurer – Sam Howard
5. The Design Committee consists of;
 - Dave Mudra
 - Jerry Binder
 - Kristy Wessels
 - Holly Clement
6. The next meeting of the Board was tentatively set for October 3rd, at 2:30pm.
7. Meeting was adjourned at 10:35