

Westwood Village Homeowners Association  
Minutes of the Annual Meeting  
July 1<sup>st</sup>, 2017

1. Don Wolfe called the annual meeting of the Association to order at 8am.
2. A quorum of the Association was established with 47 of 79 owners (59%) represented, made up of 39 owners attending with an additional 8 proxies. Also present was Bill Wise, Westwood's manager.
3. A round of applause and appreciation to Kam Majer and others for organizing the owner reception last evening.
4. Manager's Report.
  - a. Bill said the four new slips have been installed on A dock, bringing the total number of slips available to fifty.
  - b. Harold Hegland asked about how long some of the sprinklers had been running last summer, causing the water to pool on the grass. Bill agreed and said the staff will do better at moving the irrigation.
  - c. Mike Paukert led a round of applause complimenting Bill on how nice the grounds look.
5. Design Committee. Dave Mudra summarized activities around owner patio and waterfront improvements and asked owners to consult the Design Committee when contemplating projects for their unit.
6. Darlene Pfahl provided the treasury report, current as of today.

<b>Columbia Bank</b>	
Checking	65,572.68
Capital Reserve (Target balance \$85,000)	85,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
<b>Total</b>	<b>\$ 250,226.47</b>

7. Darlene described the proposed budget for 2018 and answered questions. The budget reflects \$32 per month per owner for the Northland bulk rate internet service contract that has not started. Dues will be adjusted as shown in the table until the contract starts. Motion made and carried to adopt the proposed budget.

<b>Description</b>	<b>Condo</b>	<b>Home</b>
Operations	354	314
Insurance	28	28
Four marina slips \$35K	37	37
Riverview siding replacement estimated \$150K. Condo owners only, build reserve	17	
<b>2018 Total Monthly Dues w/Internet</b>	<b>\$436</b>	<b>\$379</b>
<b>w/o Internet (\$32 less)</b>	<b>\$404</b>	<b>\$347</b>

8. Marina slip fees were discussed at length, with arguments for and against revenue neutrality. Motion made and carried to keep fees as they are.
9. Brad DeAustin wrote asking to modify or eliminate the summer construction ban, which he described as a significant burden for owners that are only here during the summer. Motion made and carried to allow the Design Committee more flexibility in allowing summer construction projects on case by case basis.
10. Andrew McDirmid asks the Board to consider a walking path to the docks. The Board will take for consideration.
11. Don asked for a show of hands for priority between marina expansion versus irrigation system improvements, but there was no clear majority.
12. Harold Heglund asked whether we should commission a reserve study given the number of items identified as needing capital repairs. Reserve studies have been considered before, but the Board feels comfortable that it understands the long term maintenance issues. Harold asked to have that kind of information provided with budget proposals going forward.
13. Board Membership. Kris Stanton and Bern Sheldon were nominated and voted onto the Board of Directors. Rocky Seelbach left the Board as of this meeting.
14. Design Committee volunteers: Kris Stanton, Holly Clements, Bern Sheldon, and Kristy Wessels.
15. Adjourned the annual meeting of the Association at 9:30.

Minutes of the Board Meeting  
July 2<sup>st</sup>, 2017

1. Don called the meeting to order with all Board members present.
2. The Board elected officers and is now made up of the following nine owners;

Don Wolfe (President)	Dave Mudra (Vice President)
Kris Stanton (Secretary)	Bern Sheldon (Treasurer)
Darlene Pfahl	John Hunter
Kam Majer	Pam Lawrence
Vicki Dolsby	

3. Board agreed to install additional kayak storage next to the west side of the barn. Bill will work with Bern to begin construction as soon as possible. Kayak carts will be available at the storage site to transport the kayaks to the water. This storage area is only for kayaks.
4. The next Board meeting is tentatively scheduled for Thursday, August 31<sup>st</sup> at 3pm.
5. Meeting adjourned at 10:30