

Westwood Village Homeowners Association Board Meeting

October 10, 2019

Attending:

Owners: Rocky Seelbach, Don Wolfe, Barb Anderson, Rick Ellis, Shirley Howard, Pat Stevens, Kathi Head and Peter Chowka

Board: Kris Stanton, Kam Majer, Vicki Dolsby, Robin Betz, Julie Menghini, Darlene Pfahl, Bern Sheldon

Manager: Todd Orsi

Guest: Tom Curtiss- Panhandle Management

Meeting called to order at 3:00 PM by board president Kris Stanton

Manager's Report:

The Eagle deck repainting work is complete. The work is regarded as excellent in quality.

The roads have been crack sealed.

The Bullfrog house driveway sinkhole has been fixed- much simpler than anticipated so cost was significantly lower than expected (about \$1000 vs \$4000)

The three flat roof sections on the central Tyee units were completely replaced. Contractor reports that the other Tyee units' flat roofs will also need extensive work within the next two years.

A winterization guide for owners will be circulated soon.

An updated owner's list will be circulated soon. Please send corrections to WVHA secretary: sec@westwoodvillage.com

House number visibility was discussed. It was agreed that house numbers will be moved to the most visible location possible for individual units, upon unit owner's request to Todd.

Treasury report: As of the end of the day 9 October, 2019 the bank balance was

\$85,000 – Capital expense reserve

\$18,255.79 – Special assessment reserve

\$77, 959.84 – Operating expense reserve

\$194, 197.63 – Total

Reserve Study Presentation, Tom Curtiss:

Tom Curtiss of Panhandle Management presented a brief overview of reserve studies. His take is that reserve studies are becoming standard practice in many places, although in Idaho they are still relatively rare. Out of 30 or so properties he manages, 4 have had reserve studies done, including the

Idaho Club. A reserve study helps analyze and predict future major repair expenses and compares prospective expenses to reserves.

Kam Majer, on behalf of the strategic planning committee, has been active in obtaining proposals for reserve studies. Costs range from about \$2500 to \$6500 for a study, with onsite inspections included to varying degrees. The board agreed that it is worthwhile to continue pursuing information on reserve studies, development procedures and their accompanying reports and costs. Discussion revealed significant questions as to whether a reserve study is worth the cost, or not. Background information obtained by Kam, as well as that provided by Tom Curtiss, is available from the Board secretary on request.

Design committee: As a reminder the board is now serving as the design committee, until and unless volunteers step forward to fulfill this duty.

Kathi Head: Kathi plans a major renovation of her unit 304 in the Eagle building. This includes installing 3 to 4 windows which would be located on the west end of the building exterior. The board requested that a precise rendering of the size, shape and location of the windows as viewed from the building exterior be provided before these can be approved. If approved an estoppel will be necessary.

Joel Bonvallet: Joel requested permission to install a small hot tub on his deck. The board was reminded that hot tubs have not been approved in the past. The board voted to establish a policy of not permitting hot tubs, in line with historical precedent at Westwood Village. Concerns related to hot tubs included safety issues, noise, and appearance, among others. Therefore this request was denied. The board voted to create a new rule to formally ban exterior hot tubs.

Maintenance:

Marina: The slip A resurfacing is well under way and will be completed soon. The structure was more damaged than anticipated, causing cost overage of about \$3000. Total cost for the project will be \$18000 to \$20000.

Pool fence: It has been proposed that a more stylish pool fence be considered, at a cost of roughly \$15000. No action was taken.

Fall maintenance: Todd was asked to work on straightening or replacing (as needed) street signposts and lamp posts. It was suggested that a standard landscaping ground cover (rock or bark) be chosen for use in areas where ground cover is needed. Currently these areas have a variety of materials in use. Todd stated that keeping rock beds clean of debris and weeds was challenging. No decision was made regarding standardization of ground cover.

Golf carts: The board received a letter from an owner expressing concern regarding the operation of motorized vehicles by underage drivers on WVHA roads. While Westwood Village operates private roads the board chooses to follow Sandpoint City code, which requires that motorized vehicle operation on roads be done only by licensed drivers. The board requests and expects that the law will be followed.

Safety issues regarding the operation of scooters, especially motorized ones, were also discussed. The board asks that these be operated with consideration for pedestrians as well as car traffic. Helmets are always advised for all riders.

Pool lap lane: In response to a letter from a unit owner, the board discussed pool usage and availability to lap swimmers. It was ultimately determined that further effort on this be postponed until the Spring, prior to the opening of the pool.

Vehicle speeds: Multiple incidents of speeding on Westwood Village roads have been reported. At least one non-WVHA neighbor was asked to slow down, which elicited a less than cooperative response. A letter will be sent to the owners of homes on Westwood Drive not part of Westwood Village. This will respectfully ask for consideration for their neighbors as they drive on Westwood Village private roads. Research on portable “speed bump” devices will be undertaken. New official speed limit signs will be ordered and installed.

Unit user issues:

Dunn renters- A boat and trailer were stored in violation of WVHA rules. Additionally, renter information was not provided to Todd as required. The board voted a fine of \$200.

Owens family- A dog was seen in the pool area, in violation of WVHA rules. An official notification letter to the Owens was written requesting awareness of and future compliance with all rules.

LaPlant renters- Food and a dog were present in the pool area. An official notification letter to the LaPlants was sent. Neighbors are reminded that if they observe violations they may contact the unit owner; in this case the dog was not allowed in the rental, so the LaPlants would have welcomed the information. Immediate notification of the owner by neighbors is the most effective way to deal with issues like this but it is certainly not required.

Northland cable TV: Northland’s television service has exhibited a variety of dropped channels. Kris Stanton is discussing a rebate of service fees to WVHA. Our current contract has expired; we pay Northland TV \$16.50 per unit per month for basic service. Streaming services such as *Hulu*, *YouTube TV*, *Sling TV* or *AT&T TV Now* cost up to as much as \$50 per month for various collections of channels. A bulk (all units in Westwood Village) proposal for television is expected from Ting soon.

Meeting adjourned at approximately 5:45 PM.

Next board meeting to be announced when scheduled.