

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
August 22<sup>th</sup>, 2015

1. Don Wolfe called the meeting to order at 8:30am. The following members attended:

Don Wolfe (President)	Sam Howard (Treasurer)
Rocky Seelbach (Secretary)	Jerry Binder

Not present: Ron Hazelaar, Dave Mudra (Vice President), and John Hunter

Also present: Owners Kam Majer, Jim Watts, Cliff and Pam Lawrence, Bern Sheldon, Terry Judge, Harold Hegland, Cliff Hook, and Jim Burroughs.

Correspondence from Mick McFarland, Tim Cochrane, Scott Dunn, Harold Hegland, and Kam Majer was considered in this meeting.

2. Minutes from the August 1<sup>st</sup> meeting were approved by the Board via email on August 5th.
3. Sam Howard reported the following balances as of August 21<sup>st</sup>.

Columbia Bank	
Checking	63,052.97
Capital Reserve (Target balance \$65,000)	65,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	66,381.79
<b>Total</b>	<b>\$ 214,434.76</b>

4. The meeting started at the sun deck. There was consensus that the deck seems structurally sound but needs maintenance. There are some loose boards, and a couple that show rot and need to be replaced. Some screws have worked loose too, perhaps from stringers that have rotted underneath. The ladder needs to be improved, and the deck needs a railing on the water side to meet code. In the next few days we will pull up a couple of the boards in order to inspect the underlying structure. If inspection of the stringers suggests they need to be replaced, we may replace the entire framework and top it with a synthetic product like Trex.
5. A solar powered light purchased a year ago and mounted in the swim area was intended to keep the geese away and reduce the amount of goose poop. The light was thought to be ineffective and was moved to the marina entrance to guide boaters coming in after dark. Mick McFarland would like to see the light replaced. The Board will review the products available.
6. Jim Watts asked if staff could periodically remove goose poop from the area around the fire pit and sun deck, as well as the swim platform. The Board agreed.

7. There were suggestions that the staff may not doing some of the things that need to be done on a regular basis. Don said the Board will review the specifics with staff.
8. Cliff Hook asked whether there was something owners could look at for a general idea of maintenance staff activities through the year. Sam explained that there is a schedule in the office that owners are welcome to review.
9. There was discussion about the sprinkler system, and how sprinklers have been running for multiple days in a row in the same place, to the point where the ground is saturated and the water is pooling. While owners can feel free to move hose end sprinklers around, especially over the weekend; the point was made that we have staff that should be tending the sprinklers.
10. The cost of a replacement irrigation system was discussed. It would be similar to what we have in The Courts where automation and popup sprinkler heads reduce the labor needed, and provide more consistent coverage at more convenient watering times. We could also replace the lake water pump or add a second one in order to have better water pressure, so more of the grounds could be watered at any given time. The Board is interested in owner suggestions and will investigate options for discussion at our next annual meeting.
11. Cat tails have started to re-appear in the pond. Bill has been directed to ensure our investment in cleaning the ponds is protected by keeping them under control.
12. The swim area buoys have been obtained, but need to be anchored. The anchors may not be in place this season.
13. Bern Sheldon submitted a request to expand their front deck by five feet. The Design Committee will review and make a recommendation.
14. The next Board meeting will be scheduled after the sundeck inspection results are available.
15. Adjourned at 9:50