

Westwood Village Homeowners Association Board Meeting

Meeting Minutes

March 21, 2019

Opening

The regular meeting of the Westwood Village Homeowners Association Board Meeting was called to order at 1:00PM on March 21, 2019 at the WVHA “Wreck Room” by President Kris Stanton.

Present

Board Members: Kris Stanton, Kam Majer, Bern Sheldon, Darlene Pfahl, Dan Cronen, Julie Menghini, Ellen DeAustin (via Skype)

Manager: Todd Orsi

Owners: Tyke Van Dellen, Dave Oss, Pat Stevens, Shirley Howard, Rocky Seelbach, Teri and Bruce McNaught, Mike Bannon, Jerry Binder

Treasurer’s Report

Cash balance at the end of February was \$203,819.56.

Cash balance on day of meeting (3-21-19) was \$218,319.23. Many of the expenses are back end loaded toward the second half of the year. Consequently, we expect cash balance to decline throughout the year based on planned expenditures

Manager’s Report

Marina: As previously reported, the A dock, except the new slip section, is in extreme disrepair and needs extensive work, which could even require replacement of the dock at a cost of as much as \$100K. Current planning estimates repair only at perhaps \$30K. Kramer will provide full assessment once marina is floating. Ladder of sundeck platform has been repaired. The sundeck will be recoated in the spring.

Eagle: As previously noted, Eagle deck repair and painting is set to begin this spring.

Pool: The improperly installed pool liner is scheduled to be replaced this spring; target completion to be in time for Memorial Day weekend opening. Cost will be about \$25K, which includes the \$13K held back from the previous work plus and an additional \$12K.

Aquatic weed treatment: To control milfoil, the marina will be treated by a licensed contractor with approved herbicide before the lake level is raised. Similarly, the ponds will be treated to control weeds and algae. A late summer treatment will be scheduled, or not, based on conditions during the summer.

Design Committee: Tim Cochran has notified the board that he plans a major remodel to his unit, which will include acquisition of some common area to add to his

condominium (very approximately 100 square feet. Very similar to what was done some years ago to the adjoining unit owned by Marilyn Northern.) This will require approval by a majority of the unit owners. In addition, some structural work is currently proposed as well as conversion of some common area to limited common (patio.)

Old Business:

Water rights: Jerry Binder reported that things are creeping forward, with completion of our application due at any moment. Publication of the application is required and planned for April. After a waiting period for comments, and barring complaints, a license may be issued. Concerns remain regarding water loss via percolation (leakage) from the ponds.

Recycling entailed an extended discussion. Julie Menghini has taken the time to verify with waste management authorities that the recycled material collected actually is recycled. The major issue at Westwood, as is the case everywhere, is the time and effort required to manage collection to make sure that only acceptable, clean, material is collected. The requirements are clear, user education is needed. Ultimately, the board voted to discontinue recycling, eliminating the large blue recycling bins, as well as collection of recycled materials from individual units. This decision will be put to the owners at the annual meeting for final approval.

New Business:

Moisture and mold remediation- home inspections upon sale of units this year have identified issues with poor drainage of unit crawl spaces and the potential for mold growth. The association has paid for adding sump pumping in at least 2 cases this year, at a cost of several thousand dollars a unit. A proposed policy on dealing with mold issues in the future was discussed. The association will undertake to correct as much as possible underlying crawl space moisture in units, keeping in mind that dampness in crawl spaces is very common in the Sandpoint area. Remediation of any toxic mold that might be found on inspection is also accepted as the responsibility of the association.

McNaught letter to board- Teri and Bruce McNaught sent a letter to the board stating concerns regarding the view from the front of their unit of the garbage area and the manlift stored nearby, as well as the Ting installation. Their chief request was, and is, that actions that will impact an owner's views, etc, need to be dealt with sensitively and with direct consultation with the potentially affected owner. The board appreciates and accepts this.

2020 budget- A discussion of expenditures for operations and for capital projects (major repairs and upgrades) this year shows an expected expenditure of nearly \$95K for capital projects in 2019 (Eagle decks, crawl space moisture remediation, roof repairs, the pool). This expenditure, along with high expenses from 2018 (pool, Riverview siding) leaves the association with a significant depletion of reserves. The proposed monthly dues for 2020- FOR CONDOS: \$472, which includes a special assessment of \$97 a month to

cover capital expenses and rebuild reserves. FOR INDIVIDUAL HOMES: \$367 a month, including \$32 special assessment for marina repairs.

Estoppels- Current estoppels are highly generic, not clear or complete enough to provide support for future considerations. Efforts to clean this up in consultation with the association's attorney are beginning.

Call for new board members- the association board will need to have several new members for the coming years. While the time commitment is minimal, it is very important that owners participate in decisions which must be made to help maintain the value of their properties and the quality of living we all enjoy. Please consider participating!

Next Meeting is scheduled for Thursday May 16, 2019 at 1 PM at the Westwood Village barn.

Annual Meeting is scheduled from Saturday July 6 at 9 AM. An owners' reception will occur on the evening of July 5.

Adjournment

Meeting was adjourned at about 3:20 PM by Kris Stanton, at which time the board entered executive session.

Minutes submitted by:

Bern Sheldon