

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
June 4<sup>th</sup>, 2011

1. Jerry called the meeting to order at 8am. The following members attended:

Jerry Binder (President)	Don Wolfe (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
Paul Kimmel	John Hunter
Holly Clements	

Not present: Ron Hazelaar

Also present: Bill Wise (Westwood manager), Jim Watts, Dave Mudra, Nancy Laws, Clarence Van Dellen, Randi Evans, Kathy Head, and Paul Verhoeff

2. Minutes from the April 29<sup>th</sup> Board meeting were approved by members via email on May 3<sup>rd</sup>.
3. Sam Howard provided the treasury report, as of Thursday, June 2<sup>nd</sup>, 2011.

Panhandle Checking	\$36,476.40	\$36,476.40
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DA Davidson

Capital Reserve	50,981.61	
Special Assessment	107,227.34	
Insurance Reserve	<u>29,621.48</u>	
	187,830.43	<u>187,830.43</u>
Total		\$224,306.83

4. Design Committee:

Don recapped recent work on a matrix to be included in the Design Committee Rules that will provide general guidance for what approvals are needed based on the scope of the project. The Design Committee will provide an overview at the annual meeting of the Association.

Paul provided an overview of an owner's project request that would penetrate the walls of a garage for a window and air conditioner.

5. Manager's Report:

- a. The late and very wet spring impacted staff's ability to accomplish everything normally done before Memorial Day. If the weather holds they should be caught up over the next few weeks.
- b. Lawns have been aerated and sprayed for weeds. Flags have been replaced. New plants have been put in around the pool. Maple saplings were put in south of the barn to replace the diseased trees taken out last year. And, the barn was painted.

- c. As discussed previously, the east end of the Eagle unit's north side retaining wall will be worked on by the contractor, but not until after Labor Day.
  - d. Bill said there had been some interest in planting trees along the eastern property line shared with the Northshore development. The Design Committee will be consulted to ensure utility infrastructure will not be impacted.
  - e. Jim Watts asked about replacing broken pool and patio furniture, and specifically whether some small tables might be purchased. Bill is working on replacements, but hasn't yet been able to find white furniture to go with what we already have. Sam will assist to identify a vendor.
  - f. Jim also asked whether improvements could be made to the landscaping of Westwood. We discussed the costs of improvements and the importance of keeping long term maintenance costs under control. Jim was encouraged to work with the Design Committee to develop more specific recommendations that he could present at the annual meeting of the Association.
6. CC&R Committee Report: Most of the recent effort has been around resolving open issues, such as the survey options and Design Committee Rules.

#### New Business

- 7. The concrete connecting the garage sidewalk with the Eagle's eastern bridge has heaved to the point where it is unsafe. The sidewalk next to the garage also has several pieces that are hazardous. Bids for replacing both bridge connectors and the garage sidewalk ranged from \$8K to \$15K. Bill will work with the contractors to refine their bids and understand how the work would be done. The job will be done after Labor Day. A temporary fix will be put into place as soon as practical for the eastern bridge connector.
- 8. Clarence Van Dellen asked to revisit the tennis court issue and provided an overview of the options he envisioned for correcting the orientation to north south. As discussed last year, re-orienting impacts the buried utilities to the south and/or Coyote property owners to the north. Clarence asked to have the item added to the agenda for the annual meeting of the Association.
- 9. Jim asked what would be involved in changing a decision made at the last Association meeting. The consensus was that decisions made by the Association in the past could be affected by decisions in later meetings.
- 10. The three year terms of Board membership for Jerry Binder, Sam Howard and Ron Hazelaar expire this year. Jerry will not be standing for re-election. Per our governing documents, the board may have from seven to ten members. Owners are encouraged to join the Board and participate in the process.
- 11. Sam reported that several owners in the Northshore development, east of Westwood, asked us to contribute to replacing the fence that separates the properties. Clarence

and Sam recalled that the Sandpoint City Council had made installing the fence a condition of approving the Northshore project. The cedar fence exists entirely on their property.

12. The annual meeting of the Association will be Saturday, July 2<sup>nd</sup>, at 8am.
13. Our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
14. Meeting adjourned at 9:49am.