

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
August 21st, 2010

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

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

Not present: Ron Hazelaar

Also present: Bill Wise (Westwood manager), and residents Tom Wessels, Randi Evans, Bruce Gehman, and Cliff Hook.

Old Business

2. Sam Howard provided the treasury report, as of August 20, 2010.

Panhandle Checking	\$6,173.35	\$6,173.35
DA Davidson		
Capital Reserve	50,955.56	
Special Assessment	64,278.85	
Insurance Reserve	<u>21,795.34</u>	
	137,033.75	<u>137,033.75</u>
Total		\$143,207.10

3. Design Committee: Nothing to report
4. Manager's Report:
- The lawn mower failed and repairs are being estimated. A rental is being used in the meantime, possibly until the end of the season.
 - Bill received many comments about problems with Northland cable television and internet service, and a general feeling that the company seems less than concerned. Sam will discuss with the local manager.
 - Payment for damages from vandalism reported in minutes from the Board's June 25, 2010 meeting has been received from only three of the eight teenagers involved. Bill has since filed a report with the Sandpoint police, and they will follow up.

- d. Tom Wessels commented on there being many people in the pool area this past Sunday, 15 August, that were apparently guests of one owner. Owners are reminded that our Rules and Regulations limit how many guests an owner can have in the pool area, in order to protect other owner's ability to use the pool.

New Business

5. Tom thanked the Board and Bill for getting the basketball hoop installed so quickly.
6. Rules and Regulations
 - a. An update has been drafted with changes to several items, and emphasizes management's role as a point of contact for requesting reasonable exceptions.
 - b. Draft changes affect owner construction projects, tennis court usage and hours, the due date for payment and paperwork to qualify for owner rates on a marina slip, and the use of storage containers. Other minor edits move the section on fines to the front of the document.
 - c. The board discussed whether a leash rule should be included, and had received comments by email from Kam Majer on the topic. The request may have been caused by frustration over folks not picking up after their animals. Although, one owner did express concern for her small dogs when unleashed larger dogs were around. Animals must be under the pet owner's control while in the Common Area, but leashes are not required. Owners that do not pick up after their pets may be fined.
 - d. The marked up draft will be made available for comment. It will be distributed with the emailing of these minutes, but will not be sent as hard copy until approved by the Board. Soft copies can be requested by sending email to the secretary at sec@WestwoodVillage.us.
7. A question about how to handle Common Area that had been landscaped or changed from its original configuration by a previous owner was discussed. The Association is charged with maintaining the Common Area and may restore the original configuration as it sees fit. As an example, if a previous owner had planted a flower garden, management can and may decide to restore the area to its original, low maintenance configuration.
8. A portion of the fence between Westwood Village and Forrest Park was painted by an owner. We do not own this fence, and it will not be maintained at Association expense.
9. A suggestion to define and document acceptable colors for windows, doors, and whether garage doors can have windows or not was referred to the Design Committee for consideration.

10. Restatement of governing documentation.

- a. Sam reported that our lawyer, Ted Deihl has started working on the restatement of our Articles of Incorporation, Declaration of Condominium, and Bylaws that will consolidate all amendments into a document that can be maintained electronically.
- b. The drawings in the declaration have also been amended many times, as the Westwood has developed and owners made changes to their units. Ted will determine whether drawings are a required element of the declaration for the restatement, and whether the amended drawings can be consolidated for use. If a new survey is required, the cost for the project may be substantially more than originally estimated.

11. Two amendments have been suggested for the Declaration of Condominium.

- a. Incent new owners to meet with a Board member by requiring that any sale of a Westwood Village unit include a deposit in the form of a personal check for \$1,000 made payable to the Association. After the new owner has met with a selected member of the Board, the check would be returned. This would allow the Board an opportunity to welcome new members of the Association, introduce them to management, and explain our governing documentation and how the Association operates.
- b. Define a process for approval of changes to the Common Area, as well as other parts of Westwood Village. Don expressed a desire to have more than a simple majority for changes to amenities, independent of whether the relevant governing document needs only a simple majority to change.

12. Association dues must be received by the date indicated on the invoice. There is a \$25 penalty for late payment. Our accountant is responsible for processing the payments, but not the policy that prescribes the late payment penalty. The policy is defined by the Board. If the occasion arises where you expect payment to be late, please contact Sam Howard or another Board member to avoid being penalized.

13. The next board meeting is tentatively scheduled for 2:30pm Friday, October 15th, 2010.

14. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.

15. Meeting adjourned at 10:19am.