

May 27, 2004

The Board Meeting was called to order by President Don Wolfe.

Annual Meeting: The annual meeting will be Saturday July 2, 2005 at 9:00AM.

Financial Statement: Checking	\$22,227.20	
D. A. Davidson	\$62,227.80	The D. A. Davidson account
is divided as follows. General reserves	\$3045.05	
Insurance reserves	\$14,038.75	
Special assessment	\$45,144.00	
Total cash	\$85,209.80	

2006 budget: The Board has voted to add the capital assessment to the monthly dues statement. This would add, in the case of a \$600 annual assessment \$50 to the monthly dues statement. For example, the current 2005 budget cycle with its \$232 monthly dues, would have an additional \$50 per month capital assessment added, for a total of \$282 per month. The membership would not see the bill for \$600 being due in January. This change was undertaken to lessen the impact of the annual assessment, and to make it clearer to prospective buyers what the actual cost of ownership is. We have heard from a recent buyer that they would not have bought in Westwood had they known in advance of the annual assessment. The monthly dues will be going up to \$241 for 2006. The increase in dues has been pre-approved by the membership, and reflects the rate of inflation. Sam Howard, our Treasurer has again prepared two capital budgets. One capital budget will again ask for \$600. The other budget will ask for \$1000. These amounts will be voted on at the annual meeting and cover a period of one year. The higher figure will allow for siding both the Coyote and Metaline units this coming year.

Annual meeting: Please plan on attending the annual meeting. We will be voting on the Articles of Incorporation changing Board size from a six (6) member Board to a Board comprised of not less than five(5) nor more than ten (10) members. We will also amend the Bylaws to change the term of the Directorship from a seven (7) member Board with annual elections to a seven (7) member Board comprised of three (3) year staggered terms.

Election of Directors to the staggered term:

- a. Two (2) Directors for an initial term of one (1) year;
- b. Two (2) Directors for an initial term of two (2) years;
- c. Three (3) Directors for an initial term of three (3) years.

We may need as many as four new people to serve on the Board. Two of our current members have shown an interest in leaving, and we will need two new members as well. If you cannot attend the annual meeting please give your signed proxy to a fellow member to vote for you, and note on the proxy who is voting for you. You may also return the signed proxy to President Don Wolfe. If you choose this method you can send the proxy to Gloria and she will get it to Don Wolfe.

East Dumpster: The Board is trying to determine the best way to conceal the east dumpster. The existing door does not easily go up or down and as a result is usually in the up (open) position. We have discussed swinging doors like the west dumpsters, but are concerned about the east's larger door sizes and possible injury to homeowners if the doors are blown about. Bob Hill is going to look into alternatives including electric door openers and a gate that can be walked around so it is left in the closed position except when Waste Management unlocks it to empty the dumpster.

Forrest Park Townhomes: The new development on our northeast boundary will be maintaining the 25 foot set back required by the City of Sandpoint. They also will be installing a six foot high fence along our common boundary line. We may be discussing a higher eight foot fence with the developer.

Marina: The southeast corner of the breakwater is partially submerged. This particular area is still under warranty and will be repaired as soon as the contractor can get to it.

There appears to be additional interest in more covered boat slips. The covers themselves are not owned by the Westwood Homeowners Association. The covers are owned by the boat slip renters. The issue is if more covers are placed in the marina, then those boat slip renters that do not want a cover may be displaced to a different non-covered slip. The issue of slip renters being displaced and more covers being added will be discussed at the annual meeting.

If you have rented a boat slip and have paid the rent, but have not sent in the cover page of the boats insurance please do so with your next dues payment or before June 15th. If the insurance information is not received by June 15th Gloria will return the slip rent money and the slip will be rented to someone else.

Lynn Watts, Landscape committee chair requested this information be placed in the minutes:

“This year a group of 15 homeowners planted the flag pole area, and then enjoyed pizza. This project was funded by the Association. A huge thanks to Bill Wise and all the homeowners who did the work”.

“At their own expense neighboring homeowners near the flag pole redid their flower beds”.

“We would like to share the names of those local businesses who helped these homeowners create their gorgeous flower beds. We encourage each homeowner to landscape their home with flower beds”.

Kevin Neads Excavation
(for large rocks)
208-290-1434

Northwoodscapes; Paul Preisinger
(to create bed)
208-263-3525

Barbara Pressler
(design beds with plants and bushes)
208-255-4353

Creative Edge
(concrete edging)
208-265-9902

“Newly created flower beds must have plans approved by Landscape Committee, Lynn Watts”. 208-265-9902

Submitted by Jerry Binder Secretary

