

Westwood Village Homeowners

Association

Minutes of the Board of Directors

Meeting

October 17, 2008

1. Mike called the meeting to order at 3:30pm. The following members attended:

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

Ron Hazelaar (absent)

Also present: Bill Wise, Westwood Manager

Other homeowners present: Dave Mudra and Herman Pfahl

2. Paul moved for approval of the last meeting's minutes. Motion carried.

3. Sam provided the treasurer's report, current as of September 30, 2008

Panhandle Checking	5,806.14
DA Davidson	147,752.23
Total available	153,558.37

Breakdown:

Capital Reserve	21,568.33
Insurance Reserve	20,000.00
08 Assessments	74,333.90
09 Assessments	31,850.00
	147,752.23

4. Committee Reports:

Bylaws Committee: no report

Design Committee: no report

Old Business:

Manager's Report:

a. Update on the road repair was given by Bill. The drains are in; the rock is to come in the week of October 20 and the asphalt will follow. The project is coming along fine and is on schedule.

b. Dave Mudra asked if Northland Cable was coming in to replace cable while the road was torn up. Bill called Northland several times but had no response. It is now too late to lay any lines.

c. The board discussed the need to enforce the prohibition on subletting boat slips. Homeowners are prohibited from subleasing boat slips. A violation of this policy can result in the termination of the slip rental and non-renewal the next season. Slip rental rates for 2009 will be \$350 per slip for Westwood unit-owners and \$850 per slip for both Westwood Terrace homeowners and Westwood owners who rent their units. With respect to vacation rentals, the unit owner is responsible to ensure that the unit renter registers with the Westwood manager and shows proof of ownership and insurance for the boat prior to use of the slip.

d. The board was presented with a proposal for a catwalk on the breakwater for fishing and for more boat slips. There is no money in the current budget for such a project. This proposal can be revisited at the next annual meeting.

e. The lawnmower and bucket tractor are getting old. Replacement will cost approximately \$22,000 for the lawnmower and \$26,000 for the bucket tractor. It was decided to keep repairing them and look for used ones if possible.

f. Reminder letter to homeowners regarding winterizing their units will be mailed out.

g. Due to glass breakage the pool was closed over the Labor Day weekend. This is just a reminder to all homeowners and guests how important it is to not take any glass items into the pool area. Not only is this a great inconvenience to homeowners there is a significant cost to the homeowners association as both pools had to be drained and cleaned.

h. Northshore Owners Association requested that we remove the "volunteer" trees that have grown wild along Northshore's fence as they intend to build a new one. Northshore requested that Westwood help pay for their new fence. After discussion, Bill will call Toby McNeal and advise him that we will remove the trees but will not pay for any part of the fence.

New Business:

Letters from homeowners Clarence VanDellen and Harold Heglund were presented to the board. They want to make changes to their units in regards to adding windows. The letters were given to the design committee for review. The homeowners will submit drawings to the Design Committee for approval. If approved, the homeowners will be required to sign and file Estoppel agreements and obtain building permits before changes can be made.

Homeowner Herman Pfahl suggested that the homeowners association lease equipment and do its own snow removal instead of relying on the City or hiring a contractor. The board will research the financial feasibility of the proposal.

The next meeting is scheduled for Friday, January 23, 2009 at 3:30pm.

Meeting adjourned at 5:10pm.