

Westwood Village Homeowners Association  
Minutes of the Board of Directors Meeting  
March 15<sup>th</sup>, 2013

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

Jerry Binder (President)	Dave Mudra (Vice President)
Sam Howard (Treasurer)	Rocky Seelbach (Secretary)
John Hunter	Don Wolfe

Not present: Ron Hazelaar

Also present: Bill Wise (Westwood manager), Mike Bannon, and Cliff Hook.

2. Minutes from the January 4<sup>th</sup> meeting were approved by the Board via email on January 13<sup>th</sup>.
3. Sam Howard provided the treasury report, as of Thursday, March 14<sup>th</sup>.

<b>Panhandle State Bank</b>		
Checking	\$ 51,989.55	\$ 51,989.55
<b>DA Davidson</b>		
Capital Reserve	19,679.39	
Special Assessment	65,293.79	
Insurance Reserve	<u>20,000.00</u>	
	104,973.18	<u>104,973.18</u>
<b>Total</b>		<b>\$156,962.73</b>

4. Design Committee Report:

- a. Dave said the Design Committee is putting together guidance on things that should be the same on the exterior of one unit to the next in each cluster.

5. Manager's Report:

- a. The City's project to replace the sewer lift station is wrapping up. The station has been in operation for about a week and the crew is now putting dirt back in the ground to fill the holes. The crew will repair damage caused to the sidewalk, wash down the garage doors to remove the mud, replace plants that were damaged, and hydro-seed the area to restore the grass. All work to be completed well before Memorial Day.
- b. The waterfront rip rap repair is done, and included installation of a set of stone steps that provide an easy way to get into the water, or launch small water craft.
- c. Replacement of the railroad tie retaining wall in front of the Eagle units is in progress.

6. CC&R Committee Report:

- a. The topographic survey of Westwood Village needed for the restated Declaration of Condominium is complete.
  - b. The Board is grateful to the volunteers reviewing the February draft, including Dave and Deborah Oss, Herm Pfahl, and Tom and Kristy Wessels. Additional volunteers are needed. This document is the cornerstone for all of Westwood Village's governing documentation.
  - c. There is a significant change pending for the draft related to how the five single family homes are handled. They are private homes, and four of the five are on private lots. According to the deeds, one of the homes does not appear to be subject to Westwood Village's governing documents.
  - d. Don stated a preference to have approval from more than a simple majority of the owners in order to add, remove, or significantly change some of the features of Westwood, such as the pool, tennis court, and marina. The Board discussed the pros and cons of the idea without reaching consensus. Owner input welcome.
7. Sam led a detailed discussion of the draft budget for 2014. The draft includes a \$500 capital assessment. Owners are encouraged to submit ideas for projects that would need to be funded.
8. This was the second Board meeting where a dial in teleconference number was provided. There were no participants joining by phone.
9. The annual meeting of the Association will be held Saturday, July 6<sup>th</sup> at 8am.
10. The next Board meeting is tentatively scheduled for 3pm on Friday, May 10<sup>th</sup>, 2013.
11. Meeting adjourned at 5:17pm.