

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
March 15th, 2018

1. Don Wolfe called the meeting to order at 3:00pm

2. Attendance:

Don Wolfe (President)	Dave Oss
Darlene Pfahl	Kris Stanton (Secretary)
Kam Majer	Kristi Wessels
Bern Sheldon (Treasurer)	Shirley Howard
Todd Orsi (Manager)	Cliff Lawrence
Pam Lawrence	Sam Howard
Rocky Seelbach	Jerry Binder
Pat Stevens	Mike Bannon
Adrien and Ken Yoder	

3. Treasury update

Columbia Bank	
Checking	72,972.43
Capital Reserve (Target balance \$85,000)	85,000.00
Insurance Reserve (Target balance \$20,000)	20,000.00
Special Assessment	79,653.79
Total	257,626.22

4. Manager's Report (Todd Orsi)

-See below for input on "Old Business".

Old Business

1. Riverview siding: Hopeful to replace Fall of 2018 vs. Spring of 2019. McVey seems to be the leader in price (roughly \$82,000), responsiveness, quality.

2. Pool update: Panhandle Pool to renovate soon. Coping and interior water level tiles to be determined. Todd to discuss a “textured” interior surface with Panhandle Pool to avoid interior being too slippery.
3. Tyee repairs: To be completed soon by contractor. Awaiting weather to cooperate.
4. Eastern Garage: Waiting on Tom for a bid. Will most likely pursue PVC secondary to durability being much better than TPO.
5. Electrical Update: It was determined that the electrical “issues” that had been discovered at the Tyee/Coyote are not a safety hazard. Rotten wood that some electrical panels are mounted to will be replaced.
6. Full village inspection discussion: Discussed formulating a plan for the organization of regular/recurring repairs to keep Westwood Safe/Updated.
7. Irrigation pump update: Jerry Binder has spent countless hours trying to get the required Westwood water right and pump permit. A new pump is already planned for installation once the weather allows. In pursuit of a water right, it has been learned that Westwood’s three ponds overly ground owned by Westwood Village, Westwood Terrace, Dana Martin (who owns the small “farmhouse” across the street from Riverview) and Paul Verhoeff. The upper two ponds (the pond with the fountain along with the pond across Westwood Drive) fill over land owned by Westwood Village, Westwood Terrace, and Paul Verhoeff. Westwood Terrace and Mr. Verhoeff have agreed to sign a permanent easement to allow up to continue to fill these ponds and cover their land. Westwood Terrace has asked that the approx. \$1,500 they pay Westwood Village for the right to walk our shoreline be reduced/waved, but the board has elected to refuse this request stating that Westwood Village pays for the pump, pump maintenance, electricity, dredging, and other costs to fill these ponds which ultimately increase their land value (secondary to the beauty they create) and provide their home owners increased enjoyment of their properties (secondary to their beauty). Dana Martin is not willing to sign an easement to allow filling the lower pond (which extends from Paul Verhoeff’s property to the road where it turns west near the barn where a frog fountain can be seen) unless we pay him a significant amount of money and allow him to draw water from the pond (which ultimately is not our decision and would possibly be illegal unless he obtained a water right of his own). At this time, the board will ask for Dana Martin to realize the value of the ponds being full of water a second time. The board has decided that it is not in the best interest of Westwood Village to pay Dana Martin in order to fill this third pond (since it is not necessary for irrigation as the other two ponds are and is not in many sight lines of Westwood Village owners).
8. Rental Rules: A statement will be added regarding repeat offenses. Repeat offenses in a unit will equal one long offense (exact wording TBD). Other small changes/updates to the R&Rs will be discussed at our next meeting.

9. Insurance: Rocky discussed the requirement of \$300,000 in Liability Insurance and the risks of not also having personal property insurance.
10. Ting internet: Installation to begin soon.

New Business

1. Dianne at PMI can fill out financing questionnaire for new home buyers for \$15.00. This fee will be billed to the buyer, not Westwood Village.
2. The formation of "The Strategic Planning Committee" was discussed. See attached. Kris Stanton motioned and Pam Lawrence seconded approval for its formation.
3. Big ticket list for 2018:
 - \$24,000 for Eastern Garage Re-roofing and Coyote Roof Sealant
 - \$40,250 for Pool
 - \$9,400 for Tyee crawlspace repair
 - \$10,000 for Tyee post replacement/repair
 - \$82,000-\$110,000 for Riverview siding replacement (date TBD)
 - \$5,000 for irrigation pump
4. The next meeting will be May 4th at 1:00
5. Annual meeting is planned for July 7th, Reception the night before.
6. There will be 3-4 board members retiring from The Board this year, if any homeowners are interested in joining, please let a board member know or you can volunteer at the next annual meeting.
6. Meeting adjourned at 5:25pm.