

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
June 25th, 2010

1. Jerry called the meeting to order at 2:30pm. The following members attended:

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

Not present: Ron Hazelaar, John Hunter

Also present: Bill Wise, Westwood manager, and residents Don and Betty-Jo Angell, Gene and Ruby Patterson, Herm Pfahl, Randi Evans, and Don and Pat Schmitt.

Old Business

2. The agenda for this meeting was specifically to focus on tennis court options and how to work through them in the annual meeting.

Herm Pfahl asked for clarification on recent board business where changes of amenities were involved. Sam provided a recap of what has transpired over the past few months.

We discussed four options to work through at the annual meeting, and a suggested sequence of questions for owners to consider and vote on. The options are described in the attached matrix with some arguments both for and against each.

The only options under consideration fit within or affect only the existing tennis court footprint. Specifically, we are not presenting options that re-orient or move the courts.

Do the Owners want to remove the tennis courts entirely (option 1)?

If not, do the Owners want to retain the double court?

If so, do the Owners want to continue to repair the courts as we have in the past (option 2a), or correct the foundation problem (option 2b).

If not, do the Owners want to have a single, multi-purpose court (option 3)? Option 3 would require choosing where the new, single court would be locating within the footprint of the existing courts.

After those decisions are made, we will also ask the Owners if they want to add a basketball hoop and markings to a court, or possibly put a hoop somewhere else.

New Business

3. Bill reported a recent incident that resulted in several hundred dollars of damage by a group of kids from town that rode bikes into the complex. The Board thanks Virginia Howard for getting involved and putting an end to the activity. The parents of the kids were contacted and have agreed to pay for the damages.
4. Owners are reminded that our governing documentation and several years of meeting minutes are available at the following web site: <http://WestwoodVillage.us>.
5. Annual meeting of the Association will be held at 8am on Saturday, July 3rd, 2010.
6. Meeting adjourned at 3:40pm

Westwood Village Homeowners Association
Tennis Court Options

Option	Pros	Cons
1. Remove the courts entirely – Tennis courts would be removed and the area landscaped. Removal of existing courts (\$20K), and landscaping the cleared space (\$5K). Approximately \$25K The Westwood Terrace tennis court is available to Westwood Village owners.	<ul style="list-style-type: none"> No further maintenance issues with tennis courts. Additional open space may improve enjoyment and resale value of some units adjacent to the courts. 	<ul style="list-style-type: none"> Very limited, if any control over maintenance of Westwood Terrace tennis court. Loss of amenity may affect enjoyment and resale value of most Westwood Village units. Westwood Terrace could remove their court.
2a. Repair Only – Repair tennis court cracks with filler and paint without correcting the foundation problem. Incremental costs for patching cracks and paint. We spent \$20K in 2003 to resurface the courts.	<ul style="list-style-type: none"> Cheaper than replacement Retains the amenity 	<ul style="list-style-type: none"> Only defers the problem May be more expensive in the long run
2b. Remove and replace with double court in the existing footprint. Removal of existing courts (\$20K), installation of double court (\$50K) Approximately \$70K	<ul style="list-style-type: none"> Retains the amenity Corrects the foundation problem 	<ul style="list-style-type: none"> Benefits a limited number of people. Does not correct the orientation.
3. Remove and replace with a single court within the existing footprint. Removal of existing courts (\$20K), installation of single court (\$25K) and landscaping of remaining area (\$5K). Approximately \$50K	<ul style="list-style-type: none"> Retains the amenity Corrects the foundation problem. Allows recovering some space. 	<ul style="list-style-type: none"> Benefits a limited number of people Does not correct the orientation.
Sub-Options		
Add basketball hoop and markings		