

May 5, 2006

The next Board meeting is Friday June 2, 2006 at 1:30 PM.

Treasurers Report: Bank balances as of 4-30-06.

Checking account	\$12,097.22	
DA Davidson	\$55,051.27	broken-down general \$57,504.14
		Insurance \$16,776.71
		Special assessment (\$19,229.58)
		Total \$67,148.49

Flower Planting: The third annual flower planting day is scheduled for May 27, 06. A flyer has already been sent out detailing this event. Please join the fun.

Rules and Regulations of Westwood: A reminder, campers, RV's, trailers etc. cannot be parked overnight at Westwood. Boats can be parked over one night only. Please refer to the Rules and Regulations of Westwood if you are unsure of these regulations.

Marina: One home owner has requested to have a boat lift placed in his slip. The Board voted to allow the lift in this case. If additional homeowners want to place boat lifts, they should contact the Board. The Board will consider lifts on a case by case basis. The primary concern with boat lifts is their width, how high the guide arms are, and how large the solar electric box is that powers them. In the above mentioned case the homeowner has one of the single slips, and width is not a problem. However, in most other cases with double slips, width is a concern for the neighboring boat. The Board also wants the guide arms removed during the winter. Finally, a solar box is mounted to the dock to generate the power to operate the lift. These boxes vary in size and we would like to keep the size uniform if possible.

The Board has also voted to raise the NON-WESTWOOD slip rental rate to \$650 per season. This amount more closely reflects the going rate in the area for boat moorage fees. The rate for homeowners will remain at \$350 per season. The Board also approved ending the practice of subletting boat slips where a homeowner rents a slip from the association for \$350 and then re-rents the slip to a non owner. Homeowners who violate this policy will lose their moorage privileges. The marina will be closely monitored to ensure compliance.

Westwood's Post Office: The United States Post Office sent the Board a letter several weeks ago telling us that our PO was not meeting USPS regulations. We have about 56 boxes and we have about 75 addresses at Westwood. USPS regulations require a box for every address. Also the boxes we currently use are not arranged according to address and are in fact all mixed together in such a manner that sorting and delivering the mail correctly is very slow and imprecise. To correct this problem the Board has purchased two new boxes that will have 34 individual boxes each, plus the USPS gave us another box similar to, but smaller than the ones purchased. This should give Westwood more

than enough boxes for the existing addresses. The cost of the boxes and the installation will be about \$3000. Bill Wise will also be upgrading the inside of our PO at the time the new boxes are being installed. At the present time the Board believes our PO will be closed three to five days. During this time individual homeowners will have to go the main PO in Sandpoint to get their mail. The keys to the new boxes will be available at the Sandpoint PO while our PO is being remodeled. After the remodel is completed and the Westwood PO is back in operation, Bill Wise will have the keys to be given out to the homeowners that were unable to get them at the Sandpoint PO. PLEASE BE PATIENT WITH BOTH THE USPS AND BILL WISE. The Board is unsure of how smoothly this transition will be and if it ultimately works out this way. We will try and keep all homeowners informed of any changes that may occur. One other point to keep in mind, the USPS is assigning the new boxes on the basis of address only. Because of this change, the Homeowners new box is very likely to be in a different location within our PO, than it currently is. We cannot change the new location to one more desirable to you. This is one of the complaints by the USPS of how our current boxes are laid out. We cannot change them and the USPS will not change them.

Annual Meeting: The Annual Meeting is scheduled for Saturday, July1, 2006 at 9:00AM. We will be discussing among other things the value of common area property and the annual assessment. The annual assessment has been at \$1000 per owner, per year for the last two years. The Board is recommending that we retain this assessed value for the year 2007. Current plans for the assessed capital funds are to spend about \$55,000 on repaving part of the roadway at Westwood. \$10,000 would be spent on rebuilding the retaining wall between the Eagle units and their garages. And finally, spending \$12,200 toward the replacement of the mansard roofing as found on several of the units.

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 Westwood Home Owners Assoc. PO Box 773 Sandpoint Id. 83864, and Gloria will get the proxy to Don Wolfe.

Jerry Binder, Secretary