

Westwood Village Homeowners Association
Minutes of the Board of Directors Meeting
January 4th, 2013

1. Jerry called the meeting to order at 2:24pm. 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), and Cliff Hook.

2. Minutes from the November 2nd meeting were approved by the Board via email on November 7th.
3. Sam Howard provided the treasury report, as of today.

Panhandle State Bank		
Checking	\$ 8,138.70	\$ 8,138.70
DA Davidson		
Capital Reserve	19,677.24	
Special Assessment	83,054.79	
Insurance Reserve	<u>28,589.50</u>	
	131,321.53	<u>131,321.53</u>
Total		\$139,460.23

4. Design Committee Report:
- 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.
 - Brad DeAustin's request to license approximately 100 square feet of Common Area as Limited Common was approved at a rate of \$10 per square foot, for a total of \$1,000.
5. Manager's Report:
- The City's sewer lift station replacement project has been underway since just after Labor Day. Originally expected to be a 3 week project, it has encountered a number of complications. Bill said the contractors have been very good about quickly fixing problems that impact our owners.
 - The waterfront retaining wall rip rap maintenance will be about \$10K.
 - The stone water entry discussed at the last meeting, sketched out at 6' across at the top with stair steps widening to 18' at the bottom that would be 4' below the

waterline at full pool would cost approximately \$8K. There were mixed feelings about spending that much money on the water feature. Several people thought it would make the water more accessible and be a great place to sit and enjoy the lake. Others thought it too expensive. Given the waterfront maintenance and replacement of the railroad tie retaining wall, it is an opportune time to add a feature like this. The grounds will be impacted by vehicles for both projects. The Board agreed to a \$14K budget for the rip rap maintenance and water entry. Bill will work with the contractor to see what can be done for the water entry within that budget.

- d. Bill researched adding navigation lights to the marina entry. Solar powered navigation lights are about \$500 each, and there would typically be two at the entrance. Bill suggested we put reflectors on the entrance pilings and see how well that worked before spending money on lights. The Board agreed.
- e. Bill said he had not heard anything from owners regarding ideas for holiday lighting.
- f. An owner suggested and Bill agreed to put more recycle bins at the dumpsters.

6. CC&R Committee Report:

- a. Rocky read a letter to be sent to local title and real estate companies. It explains the information available at our web site, and describes the amendment approved at the last annual meeting that imposed a \$500 refundable deposit and orientation on new owners. It also offers the orientation as part of a buyer's due diligence after a sales agreement has been reached and before the sale closes. The orientation has been well received in the two conducted so far.
 - b. Rocky read the proposed amendment to the agreement with Westwood Terrace that allows them access to our waterfront. As part of Westwood Terrace letting us remove lot 30 from their association and add it to our Common Area, they lost the annual revenue we paid them as dues. We agreed to compensate by lowering the annual assessment for their access to a flat \$2,000 per year. Motion to approve seconded and carried.
 - c. The draft restatement of our Declaration of Condominium is being reviewed by several volunteers, including Bruce and Teri McNaught, and Kam Majer. The Board is very grateful for their help.
 - d. The Board discussed how to recruit three groups with 10 to 15 owners each to perform reviews of new drafts of the Declaration expected in February, March, and April. Jerry asked each Board member to reach out to owners and ask for help. Rocky will contact the volunteers identified and provide them a printed copy of the draft for the month they agree to help. The document is about 30 pages long and affects all of the owners at Westwood. Please help if you can.
7. This was the first Board meeting where a dial in teleconference number was provided. There were no participants joining by phone.

8. The next Board meeting is tentatively scheduled for 3:00 on Friday, March 15th, 2013.
9. Meeting adjourned at 4:46pm.