

Westwood HOA board meeting – April 29, 2021

Meeting was called to order at 5 pm.

In attendance:

Board members: Robin Betz, Joel Bonvallet, Kathi Head, Kam Majer, Bern Sheldon (not in attendance: Julie Menghini)

Todd Orsi, Manager

Homeowners in attendance: Rick Brouwer, Brenda Heater, John and Jill Hunter, Dave and Debbie Oss, Mike Paukert, Steve Powell, Kate Sheffield, Linda Wert, Kristy Wessels

Resignation

The resignation from the board of Kate Sheffield was announced.

Introduction of interim board members

With the resignation of Kris Stanton, Robin Betz stepped forward to fill in as interim president, Kathi Head is interim secretary – both until the annual meeting – and Bern Sheldon continue as treasurer.

Manager's Report – Todd Orsi

/ The tennis courts are open. **Everyone needs to swing by the office to pick up their new key. If you are coming for the weekend, keys need to be picked up no later than 3:30 on Friday.** One key will fit the pool, tennis court, and pool bathroom.

/ First lawn mowing next week in time for Mother's Day.

Treasurer's Report – Bern Sheldon

/ We have \$333,800 in account

/ Since the departure of Darlene Pfaff, Bern Sheldon will sign checks now and Julie Menghini is his backup.

/Expenditures for 2020 were lower than predicted, most notably in the category of "Maintenance and Repair," where costs were about \$36,500 lower than budgeted – 58% of budget.

/Costs are expected to increase over the next year and half and this has been taken into account in generating the budget. In addition, our capital expenditures (major repairs, etc) are running ahead of capital assessments. We plan to collect about \$90,000 in 2021 and have already committed to nearly \$100K in repairs (the Coyote roofs and the tennis court resurfacing).

Bern proposes reducing fees for operating expenses by \$20 per month, but increasing the capital assessment by the same amount. The table below shows the monthly fee numbers.

	Operating Expense	Capital Assessment	Monthly
Condos	\$353	\$121	\$474
Homes	\$313	\$40	\$353

Operating expenses include \$34 for insurance, \$121 for personnel costs (salaries and taxes), and \$147.50 for utilities (Ting internet, cable TV, water, and sewer, garbage collection, pool heating, electricity – street lighting and irrigation water pumping). The remainder is for maintenance and repair plus accounting.

Old Business

1. Coyote Roofs
 - a. Bid for roofs was signed – Tom Miller – 3/29.
 - b. Hoping to do it by end of May but depends on weather, etc.
 - c. Has been approved.
2. 2022 Budget
 - a. Good year last year from standpoint of expenditures.
 - b. Based on needs making suggestion to keep assessments the same as last year.
3. Marina
 - a. Bern has been trying to get bids for breakwater revamp. No longer able to do small fixes. Southwest corner most important for protecting marina
 - b. Got a bid for 280 feet of southwest corner (west end from south side) (total length is 830 ft) from Lanco. Bid for that section is \$210,000.
 - c. Copper Bay construction in Priest River might be able to do it but have been so busy they haven't been able to reply.
 - d. Kramer, who has done the work before, is still waiting to hear from their subcontractor in Oklahoma who they get their metal from.
 - e. Can't do it this summer. Will need maintenance this summer to get us through. Todd says most important is end of dock B (compare to end of dock C, which was done the right way).
4. Annual Meeting/Homeowners Reception
 - a. Annual meeting Saturday, July 3rd, 8 am. In or outside the Wreck Room.
 - b. Reception the evening before the annual meeting.
 - i. Consider a possible awning or canvas cover.
 - ii. Usually have 35-50 homeowners in attendance
 - iii. Kristy Wessels will find a caterer for the food, with a \$500 or so allotment.
5. Tennis Courts
 - a. Board approved the tennis/pickle ball courts be resurfaced.
 - b. Sport courts need to be surfaced every 6 years. We're at 11 years now.
 - c. Currently lots of cracking.
 - d. Bid is for \$16,000 (did it for \$11,000 11 years ago). Bid has been signed and sent in. Will pay half now -- \$8,000. Work would be started no sooner than late June/early July

- e. Project will take a week – start on a Monday morning and be ready to use by following Monday.
 - f. Discussion about possibly waiting until September but Todd recommends not waiting because we get into winter and the court doesn't get to be used before winter sets in.
 - g. Board with input from the design committee will decide on colors and striping
 - h. Suggestion by Bern to wait until next Spring before Memorial Day if they can't do it until late summer, rather than doing it after Labor Day.
 - i. We won't be "on their list" until they have the down payment (half the money).
 - j. No safety or usability issue if we wait.
 - k. Discussion of pickleball versus tennis. Most used for pickleball. Mike Paukert suggests that the noise level for pickle ball is high and we should take that into account before deciding to paint pickleball lines on both courts.
 - l. Kam suggested that we get input from homeowners surrounding pickleball court. Input from homeowners will be solicited.
6. Playground
- a. History: discussed 10 years ago by the board but decision was made not to do it. No one wanted it near them; also a legal liability.
 - b. Bern will check with insurance to see what it would cost to add liability insurance for it.
 - c. Decision was made to table it.

New Business

- 1. A couple of issues in front of attorney now.
 - a. Two conflicting board member numbers – 5-10 or 7 with staggered terms.
 - b. Are remote meetings actually acceptable – do bylaws need to be revised?
- 2. Miscellaneous homeowner concerns
 - a. Be sure board executive sessions are being used only for confidential personnel issues, not for basic homeowner issues.
 - b. Be sure estoppels go with the unit when it changes hands. This is currently being done but may not have in the past.

Meeting was adjourned at 6:30.