

Westwood Village Homeowners Association Board Meeting October 27, 2018

Meeting Minutes

Opening

The regular meeting of the Westwood Village Homeowners Association Board Meeting was called to order at 9:30 AM on October 27, 2018 at the WVHA “Wreck Room” by President Kris Stanton.

Present

Board Members: Kris Stanton, Kam Majer, Bern Sheldon, Darlene Pfahl, Dan Cronen, Ellen DeAustin (via Skype)

Manager: Todd Orsi

Owners: Marilyn Northern, Kam Weston, Tyke Van Dellen, Louella Schaeffer, Shirley Howard, Rocky Seelbach, Scott Dunn (Wendy Dunn arrived about 11 AM), Mike Paukert joined via Skype about 10 AM

Treasurer’s Report

Checking account balance as of 9-30-18 was \$239,097.92. Currently have \$85k in Capital Reserves and \$20k in Insurance Reserves. Capital reserves per WVHA mandate exceeds 20% of annual Operating Expenditure budget. Results of Strategic Planning Committee’s Facility Condition Assessment and Capital Reserve Study will help us determine the adequacy of the Capital Reserve budget in the future.

Quarterly Compilation was reviewed and reveals that in aggregate, we are running very close to budget YTD. Accounts Receivable aging summary report indicates that Westwood Terrace HOA is over 60 days overdue owing \$2,000 to the Westwood HOA. Dianne Brauer at Panhandle Management will get in touch with their contact person about overdue invoice.

Manager’s Report (also see attached report)

Marina: Some pending repair work to SW corner of the breakwater completed by Kramer- pilings on new slip extension to “A” dock still not done. The A dock, except the new slip section, is in extreme disrepair and needs extensive work, which could even require replacement of the dock at a cost of as much as \$100K dollars. New swim ladder installed on swim float; ladder of sundeck platform has been removed to be repaired or replaced. The sundeck will be recoated in the spring.

Eagle: New kick plates on doors installed. Deck railings are in disrepair, especially on the south (river) side of building; Repair or replacement is recommended at an estimated cost of \$50 to \$100 per foot, total \$35k to \$70k.

Tyee: sump pumping needed to control water intrusion under the middle 3 units. 3 bids obtained by Todd; board accepted the bid by Affordable Restoration (\$9450). It is expected that work will begin as soon as possible to be completed before the wet season begins in earnest.

Heating mats: available from Todd for controlling ice buildup, primarily limited to the newer units which are north facing.

Riverview: siding work has been completed and the contractor paid. All agreed that the project went very smoothly, and the work looks great.

Pool: Todd noted that the new polymeric coating lining the pool was installed improperly and may need to be removed and replaced (cost estimate \$25K). \$13K payment due was kept back from the \$40K project cost. Todd continues to research solutions, costs and will discuss possible legal action with Ted Diehl, association attorney.

Grounds: Overgrown evergreens and bushes have been trimmed or removed to enhance views, control overcrowding. Ting has promised that any grass or other landscaping disturbed by their work will be corrected; some seeding may be done in the spring.

Avista: issue with location of water meters behind Binder and Schaeffer units, which are impeded by decks

Design Committee: Street name signs will be ordered and installed- present street names will be used, with DRIVE, LANE and COURT being spelled out. Sign posts will be straightened, shortened to the minimum standard height (7 feet, for improved visibility) and foliage trimmed as necessary. It is expected that this will help cut down on confusion in attempting to find specific homes in Westwood Village.

Strategic Planning Committee: With the age of some of the buildings and infrastructure at Westwood Village, planning for likely repairs and upgrades is required. Some of these will be expensive and financial reserves must be maintained to pay for them. Some type of Facility Condition Report is contemplated to evaluate association owned buildings and grounds (not interiors)- questions remain as to the costs for such a study, how detailed it would be and thus who would do it.

Old Business: Ting- unit installs are under way and the first units are “lit up”. Billing for Ting will be added to December bills (for simplicity’s sake the HOA dues and assessments will be adjusted to the budgeted values for 2019, so payments will only need to be adjusted one time.) Riverview: as noted above, the project is completed. Water rights: Jerry Binder continues ongoing work with the State of Idaho on this. In his absence there was nothing new to report.

New Business: Recycling is a problem at Westwood Village- residents place unacceptable objects in recycling bins- both the large blue community bins and the individual bins. Virg spends time (and your money) sorting this. After discussion it was

recommended that additional information on recycling procedures and accepted materials be circulated. Personal recycling bins containing forbidden material may not be picked up; a brief notice explaining why would be left (contact Todd for instruction if questions remain.) Westwood Village signage- due to the cost, upgraded street sign posts will not be pursued at this time. Kris will be work on obtaining new pool signs.

Scott Dunn short term rental tenant issues- the board has proposed a \$500 fine as notice to the Dunn's that their renters caused several problems this summer including noise, tobacco smoke and objects left on the grass near the Eagle units, all of which had negative effects on the peaceful enjoyment of their property by their neighbors. Scott and Wendy were apologetic, noted that the unit in question is Nancy Laws and the income is being used to support her; they wondered what else they could do. It was suggested that the property listing could emphasize the residential nature of the listing's surroundings, the need for peace and quiet by the neighbors, the possibility of holding a deposit against complaints. It was also suggested that the Dunn's meet personally with the property neighbors to express their concern and make certain that quick communication of issues can be made to them. It was noted that other rental owners are known to be very selective and that they build up a client list that includes both preferred renters as well as those not accepted. Dunn's indicated that they would prefer a long-term renter. The board has determined that half the fine will be forgiven; a fine of \$250 is therefore levied with the express hope and expectation that with effort and consideration the events of the past will not reoccur.

Staff Addresses:

With the holidays approaching, folks have asked for addresses for Todd and Virg:

Todd Orsi 1521 River Rock Rd, Sandpoint, ID 83864

Virgil Croy P.O. Box 412 Sandpoint, ID 83864

Next Meeting is scheduled for **January 10, 2019 at 1 PM**, Westwood Village barn

Adjournment

Meeting was adjourned at about 11:30 AM by Kris Stanton.

Minutes submitted by: Bern Sheldon

Manager's Report 10/27/18

Marina

Pilings on Dock A not able to be installed until Breakwater is opened up

S/E corner of breakwater has been repaired

Dock A- Spines broken/Sister boards attached (fix or replace)

Dock A Ramp replacement or repair

Swim Dock

Ladder has been replaced

Sun Deck

Broken ladder removed, rail repair and deck over next spring

Eagle

Kick plates installed

Receiving bids to paint decks

Tyee

Affordable Restoration beginning work to mitigate water from underneath Burroughs, Johnson and Hamilton units

Northern

Avista had informed us that the current gas meters will need to be removed

Riverview

Siding project has been complete on time/budget with limited 20yr warranty in hand