

Lake Washington Ridge – Homeowner’s Association
Annual Meeting Minutes

Date: 26 March 2008 – 7:00 pm
Location: Newcastle City Hall Community Room
Attendees: Gerardo Hueto – President
Vincent Wallace – Vice-President
Jason Nap - Treasurer
Leighton Lien – Secretary
Homeowners - 21 additional attendees representing 18 votes
25 owners represented by proxy
43 total votes represented (41 quorum requirement)

The Treasurer’s report and proposed budget was presented which generated several questions:

The proposed budget for general landscape maintenance is specifically for the monthly charge of approximately \$1400 per month. There was no amount budgeted for special landscape charges (sprinkler maintenance, extra landscaping needs, etc) due to lack of participation by the landscape committee, but reserves are sufficient to cover any reasonable charges for 2008.

The landscape company was changed from Malones back to Greenway toward the end of the year due to contracted tasks not being done. The Treasurer indicated that he is not aware of when valid charges are submitted and it was agreed that more effort would be applied to having the landscape committee involved with directing the efforts of the landscape company and reviewing the invoices.

There was much discussion concerning the amount of reserves and whether action should be taken to install electric and water meters at the entrances (discussed later).

A motion for approval of the 2008 budget was made and seconded – passed 42-1.

Copies of proposed changes to the CCRs and Bylaws as directed by action at the 2007 annual meeting were made available and were discussed with several suggestions made:

Copies of the proposed change documents should be emailed (or mailed to those homeowners without an email address on record) to all homeowners along with a summary of what changes were made and the reason behind those changes.

Discussion of how many homeowners were needed for approval. It was thought in the past that 80% approval of homeowners (96 votes) were needed to change CCRs but a review of the CCRs indicated that only 50% (60 votes) are needed. Some suggestions to increase homeowner

participation were to assign block captains to solicit neighbors or to have a social event (ice cream social?) to discuss.

It was agreed that additional suggestions for changes to the CCRs would best be emailed from homeowners to the board (email to lwrhoa@yahoo.com). All suggestions would be reviewed and a final version of the revised document compiled for distribution.

There was a suggestion from the floor that email should be used to broadcast prior to quarterly board meetings for suggested topics.

Lighting and water usage at the main entrances was discussed. The lights on the south side of the main entrance have not been turned on for some time. The Board discussed a proposal made to the homeowners affected by electric and water usage in common areas (3 homeowners affected) to provide a most consistent handling of reimbursement. There was much discussion on whether this course of action should be pursued or if the homeowners association should investigate (again) installing electric and light meters to direct bill those charges. Bob Geary volunteered to lead this investigation.

It was also mentioned that the landscape committee needs to make sure that the landscape company properly maintaining the east side of tract 'I'.

Mayor Ben Veron stopped in and pitched a prepare your neighborhood program that is being set up by the city and indicated that several Town Hall sessions in April would be set up to further discuss this. Several homeowners asked him about the status of replacement of rock wall on the east side of 118th Avenue SE – he did not have any details but suggested that interest parties should attend City Council meetings on 1st and 3rd Tuesday of each month.

A motion was made and seconded that the Homeowners Association would not pay for any structural improvements or replacements at entrances or common area (like fences by main entrance) unless voted on by all homeowners at an annual meeting and passed by unanimous vote. This action does not prevent individual homeowners from fixing or improving fences on their own lots (as approved by the Architectural Control committee).

Meeting was adjourned at 9:30 pm.