

Lake Washington Ridge Quarterly Board Meeting Minutes

March 7, 2011

Treasurer report

The meeting opened with a review of the treasurer report. Bob Geary, Lake Washington Ridge treasurer, discussed the end of fiscal year budget situation. We did not experience any overruns and the actual expenditures for the year will come close, if not slightly under the projected 2010 budget.

To date all but approximately 20 homeowners have paid their annual dues.

A 10 year budget projection was generated. This includes a 3% adjustment for inflation. This budget projection includes future anticipated expenditures, including mailbox replacement.

The budget will be finalized prior to the March 23, 2011 annual meeting.

General Business

Throughout the neighborhood there has been some damage to mailboxes. Outgoing mail slots have been pried open, large package keys have been lost, posts for the stanchions are rotting, etc. A handyman has been hired to take a look at what it would take to replace the damaged outgoing mailboxes, get new keys for the large package boxes and check on general condition of the stanchions in the neighborhood. The long term solution will be to replace the mailboxes and/or stanchions with something comparable.

There is some discussion regarding the storm water areas. Are they owned by the City or LWR? Who should be maintaining them? Bill Erxleben, LWR vice president, will research the issue.

A few days before the annual meeting flyers will be posted on every mailbox stanchion to encourage participation at the meeting. There will be 2 openings on the board and an opening on the landscape committee to help the existing chair. Also, we still do not have a social committee person.

Landscape Committee

There have been a lot of positive comments regarding the transition to a low maintenance landscaping solution at the 116th Ave SE entrance. The plan is to review the other monuments in LWR to see if a low maintenance solution is feasible.

The committee plans to bark all of the islands in the cul-de-sacs. Technically, it is the responsibility of the homeowners to maintain the islands in the cul-de-sac but having LWR bark them will give the islands a nice “wake-up” and may motivate homeowners to maintain the islands in the future.

The committee also plans to bark all of the common areas. These areas have not been barked for a number of years and are overdue for some maintenance. The association owns tracts B (area above rockery on 118th) which is Native Growth Protected Environment (NGPE) and tract J (cul-de-sac on 119th). The other tracts A, C, E and I in Division 1 and B, C, and D in Division 2 are owned by the City. LWR is allowed to maintain (i.e. grow grass, bark, plant flowers, etc) in these areas to keep them appealing to the homeowners.