

Lake Washington Ridge – Homeowner’s Association Annual Meeting Minutes – 2009

Date:	March 24, 2009
Location:	Hazelwood Elementary School Commons
Attendees:	Board Members: Leighton Lien, President; Vince Wallace, Vice President; Jason Nap, Treasurer; Karlene Johnson, Secretary 22 Homeowners attended in person representing 19 homeowner votes 44 homeowners represented by Proxy Total votes represented: 63

Agenda:

Call to order – 7:00 pm
 Secretary’s Report – 5 min.
 Treasurer’s Report – 5 min.
 2009 Budget – 10 min.
 Landscaping, monument electric/water – 10 min.
 Board & committee openings – 5 min.
 CCR/Bylaws general updates – 15 min.
 CCR/Bylaws proposed changes – 45 min.
 New business – 15 min.
 Adjourn – no later than 9:15 pm

Meeting called to order at 7:05 pm

City of Newcastle Update (by Board Vice President)

- *Common Areas:* LWR owns 2 parcels. One is along 77th & 118th Ave and the other is in the cul-de-sac on 121st Ave SE. The other common areas are considered drainage and/or watershed locations. The City gives the LWRHOA permission to maintain and landscape these areas at the Association’s expense. If a homeowner has an issue with any of these common areas, contact the board and we can engage the City to come out and take care of the situation if it is City-owned property.
- *Newcastle Sports Park:* Proposed sports park to be located at 95th Way. It will cost about 7 million dollars, and the City is looking for ways to generate revenue to make this happen. The city council feels this is important to the community and plans to pursue ways of making it happen. There will be future town meeting to discuss, and residents of Newcastle are encouraged to participate.
- *Revenue:* The City discussed adding a 4% utility tax to raise revenue or introducing a property tax levy lift to generate revenue. These ideas have been tabled for 2009 do to the current economic condition. If sales tax revenue does not increase, development permits stay flat or additional commercial retail does not generate needed revenue, this will be revisited in 2010.
- *Stone Wall in LWR:* The black chain link fence along 118th Ave and 77th St in Lake Washington Ridge will be replaced by a permanent retaining wall targeted for 2010. The money is still in the City’s capital budget to date.
- *Fruit Stand:* The fruit stand is looking for a new home for 2009. Construction is planned to build a transit center and curb turnout near the location where the fruit stand. The current fruit stand driveway will be used as a staging area for construction equipment. This could be a 1-year solution or the fruit stand may be gone permanently.
- *Logo:* Newcastle now has a new logo. The cost is ~\$80,000. Expect as time goes by to see street signs, city vehicles, parks and other city property to incorporate the logo.

- *LWRHOA Expense Request:* A LWR Business Expense Report is being created and will be placed on the website for approval of expenses. The reimbursement of expenses must occur within the same fiscal calendar year the expense occurred.

Landscaping, monument electric/water (by Board President)

- Installation of electrical meters at the front entrance is proceeding; the Board President received this task back from committee in August and was not able to get an electrician bid until December so decided to wait until spring to pursue this.
- A new electric meter will be installed on the north side of entrance (probably located behind monument); not yet sure what needs to be done on south side as not sure how current meter is wired. Bob Ehli provided guidance that this meter is wired into homeowners house and not to external transformer.
- Depending how electrician needs to address south side, installation of meters will cost in \$6,000-\$8,000 range.
- Vandalism to ground lights on north side will be fixed when meter and associated wiring is installed.

Secretary's Report

- The Secretary presented the minutes from the 2008 HOA meeting for approval. The minutes were approved by unanimous vote.
- Report on # of in-person and proxy votes for the 2009 HOA meeting

Treasurer's Report

- The Treasurer gave an overview of the budget for 2008 & 2009. (See budget in Appendix of Meeting Minutes)
- *Homeowner Question re: Landscape Budget:* 2008 budget shows an overrun on landscaping from \$17,000 to \$21,400 – why?. The Treasurer explained that last year we didn't have an estimate for landscape expenses beyond the basic maintenance budget of \$17,000. For 2009, the board has a firm budget from the landscaping committee covering all aspects of landscaping.
- *Discussion re: Landscaping:* Homeowner Suggestion to use perennials, not annuals to save on expenses for landscaping. Cost saving of using perennials vs. annuals addressed by Landscape Committee Chair. Perennials will need to be maintained (fertilized, dead-head, etc.) Question: why not use evergreens? Landscape Committee chair said there is not enough space. Has attempted to move to perennials & grasses over the past few years. To add more perennials to replace annuals will be an initial cost.
- *Discussion re: Mailboxes:* Suggestion to repaint & put up signs on mailboxes saying "Post no notices by order of Homeowner's Association" to prevent Notices. (Allow exceptions for missing pet or LWRHOA notices only.) Another comment that the spray-painted "post no notices" on some of the mailboxes looks very tacky. A comment from the President that "post no notices" doesn't seem to prevent the posting of notices. Some mailboxes are missing locks on the package area. Suggested longer term solution: switch to pedestal-mounted metal mailboxes. Start planning now for this cost to put aside some money each year.
- *Amendment to the Budget:* Motion from the floor that landscaping budget not be spent on planting annuals in the landscaping; use drought-tolerant perennials in replace of annuals. Seconded and Approved.
- *Budget Approved:* Motion from the floor to approve the budget. Seconded & Approved

Board & committee openings

- *Board Opening:* Need 1 volunteer for the board. (1 board member resigning)
- *Architectural Review Committee (ARC) openings:* Need 1 more volunteer for ARC. 1 homeowner volunteered at meeting. Current chair is resigning, leaving 1 existing ARC member. This is busy & important committee. It's the committee where homeowners go for approval for all external changes to their homes.
- *Homeowner Question:* where are roles of ARC spelled out? CCRs & a little in the Bylaws.

CCR and ByLaw Changes:

- According to Article VI Section 1 of the CCRs a majority of homeowners is needed to approve changes or amendments to the CCRs. 50% of 119 homeowners = 60 votes needed for approval.
- According to Article III Section 2 of the Bylaws, any homeowner that is delinquent in dues may have their voting rights suspended. The Board is prepared to move ahead with the CCR votes subject to removing 4 delinquent homeowners from the count so 50% of (119-4) = 58 votes are needed for approval.

Summary of Voting Results:

- 1 – General updates to bylaws – Approved 63-0
- 2 – General updates to CCRs – Approved 60-3
- 3 – Proposed changes to Bylaws “E” – Approved 62-1
- 4 – Proposed changes to CCRs:
 - CCRs Change K – Approved 62-0
 - CCRs Change F – Approved 62-0
 - CCRs Change G - Failed voice vote
 - CCRs Change H – Approved 61-1
 - CCRs Change I – Approved 62-0
 - CCRs Change J – Failed voice vote
 - CCRs Change L – Approved 60-1 (and 1 abstain)

General Discussion & Questions

- Who will enforce the changes to the CCRs & Bylaws. The Board will in the short term.
- Did an attorney review the changes? No. One homeowner expressed concern about that. Another homeowner said this is a good start. One homeowner who is an attorney said he's against sending these to an atty. "We're better off with common sense." Two homeowners who are both attorneys went over the proposed changes a couple of years ago & didn't see anything glaringly wrong.

1) General updates to the bylaws:

- President gave brief overview of the updates.
- Motion from the floor to approve the general updates to the Bylaws. Seconded
- Approved unanimously 63-0

2) General updates to CCRs.

- President gave brief overview.
- Motion from the floor to approve the general updates to the CCRs. Seconded
- *Discussion:* possible fee of up to \$200 or approval of plans. This possible fee was already in the CCRs; these updates have a wording change to “may be charged” rather than “shall be charged” since the HOA is currently not charging a the fee.
- Motion to approve the general updates to CCRs Approved 60 to 3.
- Motion: to amend Article V, Section 4 to remove 1st 2 sentences regarding the \$200 fee. Seconded. Discussion: This is about “not to exceed” \$200 because it's only if the charge

is needed in an extraordinary instance – such as complicated engineering design. It doesn't mean there will be a charge. ARC Chair: In her time as chair, this fee has not come up. But she would recommend keeping it in, just in case it's needed at some point in the future.

- Motion to amend failed by majority of votes.

3) Proposed Change to Bylaws: (“E”).

- Motion to approve proposed change E. Seconded.
- *Discussion:* Fine structure is outside of the Bylaws, so it doesn't require a change in the Bylaws to change the fine. There is a maximum amount set out in the CCRs, but actual fine determined by Board. Homeowner: Benefit of having fines is that it gives us an alternative to suing each other in order to get things done & \$20 max seems reasonable.
- Motion Approved 62 to 1.

4) Proposed changes to CCRs

K: Fine structure:

- Motion to approve. Seconded.
- Approved unanimously.
- Fix typos: imposition; Article II, section c: whither to whether

F: Remove Lampposts required:

- Motion to Approve. Seconded.
- No Discussion.
- Approved unanimously

G: Allow temporary political signs.

- Move to approve. Seconded.
- *Discussion:* 1 person said that he liked this covenant because he liked not having political signs in LWRHOA. Discussion about whether LWRHOA can really prevent the posting of political signs; its a First amendment issue, so to do so is a violation of constitutional rights.
- Motion failed voice vote.

H: Playground equipment on front of street.

- Moved to approve. Seconded.
- *Discussion:* This being added due to Trampoline complaints. Discussion that some people don't have a backyard that is big enough for a trampoline to fit. Discussion about whether basketball hoops would be included in this. Some folks thought they should be & some didn't.
- Motion to amend by adding: “Basketball stanchions are not considered playground equipment & would be allowed.” Seconded.
- Change with amended wording Approved: 61 to 1.

I: Weed removal.

- Moved & seconded. No Discussion.
- Approved unanimously.

J: Parking:

- Moved. Seconded.
- *Discussion:* How long is temporary? Discretion of Board as enforcing the covenants. What is a parkway? A homeowner clarified that it's from the curb 10 feet in the property.

Parkways are not the street; the HOA has no jurisdiction over that, it's the city.
Discussion about pros & cons of allowing commercial vehicles.

- Failed by voice vote in addition to 2 proxy votes against.
- Request from homeowner to further clarify this item bring it back for a vote next year.

L: Fence maintenance Issue:

- 3 options: a, b, c. Board recommends A.
- Discussion about the replacement of the fence & history. 1 homeowner with fence along 116th requested that their recent fence replacement be paid for by the HOA. Discussion about what an easement means: it's a right, but not an obligation. Discussion about whether there's a requirement that fences in the subdivision be a certain color. No, not currently. Discussion about the HOA "retaining the right" to paint fences. One homeowner who owns part of the fence along 116th would like some input into the color that the fence would be painted. Discussion that the entire association enjoys a benefit of a coordinated entrance. Seems unreasonable that the homeowners will pay to replace to the fence & yet the HOA will dictate the color.
- Motion to keep only the first sentence of option "a" and to approve. Seconded.
"Maintenance & repair of the fence is the full responsibility of each individual lot owner subject to the conditions of the requirements defined in this Declaration."
- Approved: 60-1 (& 1 abstain).

Meeting adjourned at 9:49 pm

Appendix

LAKE WASHINGTON RIDGE HOMEOWNERS ASSOCIATION BUDGET

	2008 Budget	2008 Results	Proposed 2009 Budget
Cash Balance at Jan 1	11,833.34	11,833.34	14,167.23
Revenues			
Assessments/Dues	31,750.00	29,250.00	31,500.00
Dues Outstanding	0.00	(2,500.00)	0.00
Fees/Interest	0.00	489.50	0.00
TOTAL	31,750.00	27,239.50	31,500.00
Expenses			
Landscaping	17,000.00	21,408.52	16,800.00
<i>General Maintenance</i>	<i>0.00</i>	<i>0.00</i>	<i>13,400.00</i>
<i>Planting and Plant Maintenance</i>	<i>0.00</i>	<i>0.00</i>	<i>2,900.00</i>
<i>Monument Maintenance</i>	<i>0.00</i>	<i>0.00</i>	<i>500.00</i>
Special Projects	0.00	0.00	6,000.00
Utilities/Maintenance	3,500.00	1,911.09	3,000.00
Administrative	400.00	240.00	400.00
Insurance	2,500.00	3,426.00	2,200.00
Social	600.00	0.00	600.00
Legal	500.00	0.00	500.00
Website	500.00	420.00	500.00
Capital Improvements	0.00	0.00	0.00
TOTAL	25,000.00	27,405.61	30,000.00
Cash Balance at Dec 31	18,583.34	14,167.23	15,667.23

Notes:

- Liens are being placed on homes where the homeowner has not paid dues for 24+ months
- Landscaping/General Maintenance - maintenance of all common areas and thatching/aeration
- Landscaping/Planting and Plant Maintenance - as advised by the Landscape Committee
- Landscaping/Monument Maintenance - periodic pressure washing and repair as needed
- Special Project - the installation of an electric meter on the north side of the 116th entrance