

**Lake Washington Ridge Homeowners Association  
Board Meeting  
September 3, 2003**

**Members present:** Rick Slagle, Michelle Epping, Garry Thompson, and Joni Wickline  
Other committee Members Present: Chris Epping (Architectural Committee)

**Minutes were approved from the last meeting dated June 4, 2003**

**Financial report** – Opening cash balance \$8,358.37; we paid Greenway for special landscaping projects. We also received repair bills from Greenway that we were not expecting. Our water bill was also much higher on 77th this year compared to last year. We may have not budgeted enough for utilities. We estimate paying approximately \$240 over budget on utilities. Insurance cost was lower than expected and developing the website was \$35 more than expected. At the end of this year we estimate a cash reserve of \$11,519.89.

**Homeowners still owing dues:**

- Terry Aiello (Lot 25, Div I)
- Nic & Gloria Wildeman (Lot 38, Div I)
- Yisheng Ge & Guili Zhang (Lot 70, Div I)
- Viorica & Tudor Gradinaru (Lot 27, Div II)
- Ken Fisher (Lot 4, Div II)

**Architectural Committee Report**

We discussed criteria for enforcing the Architectural approvals. Homeowners must get approval for paint color, re-roofing material and fences from the Architectural Committee.

We received a complaint on a newly painted house and the committee is going to explore and talk with the homeowner.

Two homes have received approval for paint but they have not submitted the architectural committee approval form.

We have a request from a homeowner for changing for roofing material and the architectural committee approved the request. The homeowner chose a roofing material that was multi-level, minimum 50 yr warranty and it had an appropriate thickness. Chris has brochures and samples homeowners can see and roofing approval will be on a case-by-case process. Chris will create a new form for roof approval.

**Landscape Report**

We had a neighborhood clean up day. New plants were planted in all of the monuments. Special thanks to Brice Poplawski, Chris Epping and Tom Smith who

power-washed the sidewalk along 118th Ave. SE Street. Garry sent a letter to the city stating the sidewalk is sub-standard and we are waiting their response.

### **Social Report**

We had a picnic at Coulon Park and the turnout this year was great! We are discussing other social events and now that we have an easier way of communicating (via emails and the website) we hope to continue to increase the turnout.

### **Website Report**

The website is officially up and running. Joni will send out an email to all of the homeowners who we have received email addresses providing them with the link.

### **Block watch Report**

We have one group that is active with Block watch. We have another group that is extended from the first group but we don't have a captain for it to make it two groups. We discussed potential homeowners who would be interested in Block watch and becoming a captain. Ideally, we are looking for a captain for every 8-12 houses. If you are interested in bringing Block watch to your part of the neighborhood, please call Garry at 226-3616 or email Garry at [garry@thompson.name](mailto:garry@thompson.name). More information about Block watch is posted on the website.

### **Neighborhood Building Project**

Garry attended the meeting sponsored by the city. Topics of discussion included: noise, pollution, trash pickups, etc. The next meeting of the Neighborhood Building Project will be 7:00p.m. - 8:00p.m., Wednesday, October 22, 2003 in the Community Room in City Hall. The main topic will be "False Alarms, Fines and the Appeals Process".

### **Street Repair**

The city needs to improve the patch on 123rd Street and Garry has discussed this with the city.

Meeting was adjourned after discussion about the upcoming weekend of Newcastle Days.