



Westridge Place Homeowners Association Inc.

Board of Directors Meeting

June 17, 2010

6:30 p.m.

Fire Station #10

1501 NE 164th Avenue, Vancouver, Washington 98684

Board of Directors In Attendance

Board members in attendance were Bill Dalton, Sam Fenstermacher, Stephen Liss, Chris Clay, and Ron Lewallen. Dale Tubbs and Todd Crowson were absent.

Managing Agent

Leslie Willey, Association's Managing Agent, represented Northwest Management Exclusive, Inc.

Call To Order

Bill Dalton, President of the Board of Directors, called the Westridge Place Homeowners' Association's Board of Directors' meeting to order at 6:30 p.m.

Establishment of a Quorum

A quorum was established with the attendance of five (5) of the seven (7) Board Members.

Board of Directors' Meeting Minutes – May 20, 2010

The Board members reviewed the minutes presented.

Motion: Ron moved to accept the May 20, 2010 Board of Directors' Meeting minutes as written. Chris seconded the motion. The motion passed unanimously.

Committee Reports

- **Finance and Budget Report**

1. **May and Year-To-Date Financial Reports:** The Board members reviewed and discussed the May financial reports that included the balance sheet, the income statement and the budget comparison statement.

Motion: Chris moved to accept the May 2010 financial documents as presented. Ron seconded the motion. The motion passed unanimously.

2. **Status of Delinquent Owners and Collections:** The Board members reviewed and discussed the delinquent homeowner report
 3. **Assessment Fees Comparison Document:** The Board members received from NWME a document reflecting the current assessments charged to each Westridge Place homeowner and assessment charges based on two separate interpretations of the Westridge Place Bylaws, Article VI, Section 6.3. The Board members agreed to review the document and to defer any action until the next scheduled Board of Directors meeting.
- **Architectural Control Committee**
 1. **Architectural Recap - Update:** Sam reported the submission of Architectural Requests has increased significantly due to the time of year. Sam discussed with the Board members several outstanding requests in need of the Board of Directors' review and consideration. The Board members agreed tree removal requests should include tree replacement plans.
 - **Landscape Committee:**
 - ❖ **Landscape Maintenance Report:** Ron reported the Westridge Place community was being maintained pursuant the contract. The Board members agreed the flowers planted by Catherine Reneau enhanced the entrance greatly.
 - ❖ **Gazebo Restoration Project – Update:** Ron reported JP & Company was notified of the Board's decision to proceed with the project but due to the inclement weather the project had not been completed.

Unfinished Business

1. **Reserve Study - Update:** The Board members discussed the purpose of the Reserve Study and the reason for reviewing it line by line before presenting the information to the membership at the annual membership meeting. The Board members agreed that at the August Board of Directors meeting, each Board member would present his suggestions/recommendations concerning the items addressed in the study.
2. **Nomination Committee/Volunteers - Update:** Ron reported he had received three (3) letters from Westridge Place homeowners who are interested in volunteering for the Board of Directors.
3. **Neighborhood Garage Sale – Update:** Ron reported the Westridge Place homeowners were preparing for the neighborhood garage sale schedule for Friday, June 18th; Saturday, June 19th, and Sunday, June 20th.

New Business

- 1. 315 SE Westridge Boulevard – Remediation Considerations** – NWME reported that prior to taking any action regarding the correction of CC&R violations the owners must be properly notified. The owner of record was proving to be difficult to determine. Stephen volunteered to conduct a document search to determine ownership.
- 2. Homeowner Request For Hearing/Consideration of Requests Regarding Account #***13:** The Board members reviewed and discussed the multiple letters submitted by the homeowner, requesting a hearing, requesting late fees and interest to be waived, and requesting the correction of an allegedly erroneously posted payment.

Motion: Stephen moved not to grant the homeowners request and to not waive the late fees and interest charges. Chris seconded the motion. The motion passed unanimously.

- 3. Homeowner Request For Late Fees To Be Waived – Acct #***07:** The Board members reviewed the homeowners personal correspondence dated June 14, 2010, requesting the late fees and interest to be waived.

Motion: Stephen moved to grant the homeowners request and to waive the late fees and interest charges. Sam seconded the motion. The motion passed unanimously.

Next Board Meeting Date

The next Westridge Place Homeowners’ Association’s Board of Directors’ meeting was scheduled for Thursday, July 15, 2010 at 6:30 p.m. at Fire Station #9 (17408 SE 15th Street).

Adjournment

Ron moved to adjourn. Stephen seconded the motion. No discussion. The motion passed unanimously. The Westridge Place Homeowners’ Association’s Board of Directors’ meeting adjourned at 7:34 p.m.

Written By: Leslie Willey, Managing Agent, Northwest Management Exclusive, Inc.

Approved: _____ Date: _____

Approved: _____ Date: _____

Signatures on File