

- **Review Architectural Recap:** The Board members reviewed and discussed the Architectural Recap report – no action.
- **Landscape Committee:**
 - **Landscape Maintenance Report:** No report – no action.
 - **Median Maintenance:** The Board members reviewed and discussed the proposals submitted by Thomas Family Tree, Arborscape, and Pacific Landscape Services.

Motion: Jeff moved to accept from Thomas Family Tree the proposal to address the trees in the median for a cost of \$1871.86 (including tax). Christina seconded the motion. The motion passed unanimously.

Unfinished Business

- **Election of Officers:** The Board members discussed the officer positions and responsibilities prior to electing officers.

Motion: Bill moved to nominate and to elect Jeff Wooden for President of the Westridge Place Board of Directors, Heather Bohannon for Vice-President of the Westridge Place Board of Directors, Dan Walls for Secretary of the Westridge Place Board of Directors, and Christina Baird-Smith for Treasurer of the Westridge Place Board of Directors. Buck seconded the motion. The motion passed unanimously.

- **Wetlands Matter:** Bill provided a summary of events for the new Board members. He stated the Association retained Jesse Conway to assist with the mediated settlement and the wetlands compliance issues with the City of Vancouver.
- **Reserve Study:** No discussion – no action.

New Business

- **WPHOA Website & Contact Information Request:** The Board members reviewed and discussed the Westridge Place HOA's website, VOW, and communication with homeowners. The Board members agreed to list the names and officer positions on the website.
- **Homeowner Requests For Legal Invoice & Representation Letter:** The Board members reviewed and discussed the homeowners personal correspondence dated November 9, 2011 in which he requested a copy of legal invoices and a copy of the representation letter.

Motion: Heather moved that Jeff, as the President of the WPHOA and on behalf of the Board of Directors, to forward a letter to the Mr. Liss to clarify the \$2,500.00 spent in legal fees. Christina seconded the motion. The motion passed unanimously.

- **Homeowner Requests For CC&R Fines To Be Waived:**
 - a. **Account #***05:** The Board members reviewed and considered the homeowner's personal correspondence dated October 28, 2011 in which the homeowner

requested the assessed CC&R fine to be waived. Prior to rendering a decision, the Board members reviewed the monthly inspection report, the photographs and the Association's governing documents.

Motion: Bill moved not to grant the homeowner's request and not to waive the assessed fine. Heather seconded the motion. The motion passed with four in favor (Bill Dalton, Heather Bohannon, Dan Walls, and Jeff Wooden) and with one abstention (Christina Baird-Smith).

- b. Account #***41:** The Board members reviewed and considered the homeowner's personal correspondence dated October 3, 2011 in which the homeowner requested the assessed CC&R fine to be waived. Prior to rendering a decision, the Board members reviewed the monthly inspection report, the photographs and the Association's governing documents.

Motion: Christina moved to grant the homeowner's request and to waive the assessed fine. Jeff seconded the motion. The motion passed unanimously.

- c. Account #***54:** The Board members reviewed and considered the homeowner's personal correspondence dated October 8, 2011 in which the homeowner requested the assessed CC&R fine to be waived. Prior to rendering a decision, the Board members reviewed the monthly inspection report, the photographs and the Association's governing documents.

Motion: Christina moved not to grant the homeowner's request and not to waive the assessed fine. Heather seconded the motion. The motion passed with four in favor (Bill Dalton, Heather Bohannon, Christina Baird-Smith, and Jeff Wooden) and with one abstention (Dan Walls).

Next Board of Directors' Meeting Date: The next meeting of the Board of Directors of the Westridge Place Homeowners' Association was scheduled for Thursday, December 15, 2011 at Fire Station #42 following the budget ratification meeting.

Adjournment: Jeff moved to adjourn. Bill seconded the motion. No discussion. The motion passed unanimously. The meeting of the Board of Directors of the Westridge Place Homeowners' Association adjourned at 8:55 p.m.

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

Approved: _____ Date: _____

Approved: _____ Date: _____

Signatures on File