

budget comparison report of the Westridge Place Homeowners' Association. Bill seconded the motion. The motion passed unanimously.

2. **Status of Delinquent Owners and Collections:** The Board members reviewed and discussed the delinquent owner report.

Committee Reports

- **Architectural Control Committee:**
 - **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 requested an update as to the status of the maintenance of trees in the median between SE 195th Avenue and SE 197th Avenue. The members also wanted clarification as to whether or not the tree proposed for removal could be saved.

Unfinished Business

- **Committee Liaisons:** The Board members volunteered to be the liaisons for the following committees.
 - a. Architectural Control Committee: Heather Bohannon
 - b. Landscape Committee: Dan Walls
 - c. Social Committee: Christina Baird-Smith & Heather Bohannon
 - d. Nomination Committee: Christina Baird-Smith
- **Reserve Study:** Deferred until March 2012.

New Business

- **Resignation of Board Member (Milliken):** The Board members reviewed the resignation statement submitted by Buck Milliken.

Motion: Dan moved to accept Buck's resignation. Jeff seconded the motion. The motion passed unanimously.
- **NWME December Neighborhood Inspection:**

Motion: Jeff moved to instruct NWME to defer the December neighborhood inspection. Heather seconded the motion. The motion passed unanimously.
- **Architectural Control Committee:** The Board members discussed the process and procedures – no action taken.
- **Beaver Control – Darncritters, LLC Proposal:** The Board members discussed the proposal submitted by Don Goetschius of Darncritters, LLC.

Motion: Bill moved to employ Darncritters, LLC to remove the beaver. Christina seconded the motion. The motion passed unanimously.

- **Westridge Boulevard Landscape Proposals:** Deferred until January.
- **Homeowner Request For Late Fees To Be Waived or Payment Plan Accepted - Account #***05:** The Board members reviewed and considered the homeowner's personal correspondence dated December 2, 2011 in which the homeowner requested the assessed late fees to be waived and/or a payment plan to be accepted. Prior to rendering a decision, the Board members reviewed the homeowner's ledger and the Association's governing documents.

Motion: Jeff moved to grant the homeowner's request for a payment plan with the following terms: 1) 2012 annual assessments are to be paid in full on or before January 31, 2012; 2) Commencing February 1, 2012, the homeowner is to remit a monthly payment of \$150.00 until the outstanding balance of \$848.28 is paid in full; 3) No additional late fees will be assessed to the account as long as the payments are paid monthly; and 4) Failure to make the monthly payment will make the terms of this agreement null and void and all accrued late fees will be assessed to the account. Bill 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).

- **Homeowner Request For Late Fees To Be Waived or Payment Plan Accepted - Account #***05:** The Board members reviewed and considered the homeowner's personal correspondence dated November 3, 2011 (received November 29, 2011) in which the homeowner requested a hearing with the Board of Directors to discuss outstanding assessments, fees and fines. Prior to rendering a decision, the Board members reviewed the homeowner's ledger and the Association's governing documents.

Motion: Dan moved to grant the homeowner's request for a hearing with the stipulation that at the conclusion of the hearing the homeowner is prepared to remit payment for the negotiated amount. Bill seconded the motion. The motion passed unanimously.

Next Board of Directors' Meeting Date: The next meeting of the Board of Directors of the Westridge Place Homeowners' Association was scheduled for Thursday, January 19, 2012 at Fire Station #42 at 6:30 pm.

Adjournment: Heather moved to adjourn. Christina seconded the motion. No discussion. The motion passed unanimously. The meeting of the Board of Directors of the Westridge Place Homeowners' Association adjourned at 8:50 p.m.

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

Approved: _____ Date: _____

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