



Special Board Meeting

June 1st, 2004

Meeting called to order at 7:03 PM, and held at One Pacific Sales Office, Camas, WA

Attendance: Directors: Rick Bowler, Catherine Reneau, Miron Washington, Jim Cochran, Anita Anjoubault, Lance Boyce, Jim Bangert. Invest West Management, Steve Barber, and Anita Strain, minute-taker and the following homeowners were also present: Stephanie Wilson, Günter Gmelin, Alayne Switzer, Gary Thompson.

Establishment of Quorum: Mr. Bowler opened the meeting announcing that a quorum is present.

New Board Members: Mr. Bowler introduced the new Declarant appointed Board members (*as provided by By-Laws Section 4.1*): Anita Anjoubault, Lance Boyce, and Jim Bangert. The written resignations for Marilee Thompson, David English and Cheri English were submitted to Invest West Management for the corporate records. Mr. Bowler stated it was his intention to resign as well but his last appointee, Ray Tatum, is not able to serve until September. Mr. Bowler will resign in September.

Recap of Pressing Issues: The directors were surveyed about issues that are most pressing to the Association. Mrs. Reneau is concerned about fines, developing an ACC appeals process, the Association finances and the serious speeding problem in the subdivision. Mr. Cochran feels that our pressing issues are the financial management and setting the design standards for the community. Mr. Washington is concerned with the development and implementation of the ACC community advisory forum. The Board then discussed the most important issues at hand and came up with the following priority: new directors (which was answered by the appointment of the new directors), development of reasonable fine schedule for CC&R and ACC violations, development of an appeals process, review of financials and long term budget planning, and the establishment of an ACC & CC&R advisory forum for developing ACC and CC&R operating guidelines.

Discussion of Issues: A discussion ensued of the dangerous speeding conditions on the Boulevard. The value of increased stop signs or speed bumps and more community awareness communications were discussed. Mr. Bowler informed the Board that 1st

Street would be opened onto Westridge Blvd by late September or early October. Along with the widening of 1st Street, the Board is concerned at the number of commuters who may try to avoid the light on 1st St by diverting onto Westridge Boulevard. Mr. Bowler informed the Board that he was willing to use his contacts with the City of Vancouver to discuss these issues with the City Street Engineer to see if more signage, etc. could be implemented throughout the community. Better child signage along the streets was discussed. Parking issues were discussed along with creating a fine schedule that can be enforced towards the few non-compliants within the community. Mrs. Reneau suggested the creation of a "Welcome Package" containing a copy of the CC&R's, Bylaws and ACC guidelines for all new owners. Guidelines used in other Invest West Management communities were discussed and Mr. Barber of Investwest Management agreed to provide examples from other Associations. Unsold lots were discussed and Mr. Bowler stated that all lots except for 10 were sold with backup offers against completion.

The development of more guidelines with the ACC issues is needed and Invest West will provide examples of other community policies for review. These ACC guidelines will address many of the present issues i.e. flag displayment, satellite dish placement, parking issues, children's playground equipment, stop-work orders, etc.

Voting: Mr. Washington pointed out that the Board is now without a Vice President, Secretary and Treasurer. Mrs. Reneau pointed out that the Bylaws state that the Board must accept nominations for these positions and a vote must be taken. Whereupon, Mr. Bowler opened the floor for nominations for the Vice-President, Secretary and Treasurer positions. Miron Washington was nominated and elected Vice President and Catherine Reneau was nominated and elected Secretary and Treasurer.

Prior to adjournment Invest West Management presented the 2003 IRS 1120H form to Mr. Bowler for signature, submitted an ACC request to Mr. Bowler, and informed the Board about a \$1,000 check submitted for acceptance for not submitting building plans prior to pouring a foundation.

Preferred Solutions: Committees were established in order to look further into the above issues. A budget committee was formed with Mr. Washington and Mrs. Reneau; Mr. Washington and Mr. Boyce will look into more signage implementation; Rules and Regulations and ACC committee volunteers were Mr. Cochran, Mr. Bowler and Mrs. Anjoubault.

Other Business: the Special Homeowners meeting scheduled for the next night on June 2nd was briefly discussed with the Directors expressing concern that they were not involving in the development of this meeting and felt unprepared for the meeting. While most felt dismay at this prospect, the decision was that it was too late to cancel the meeting.

The homeowners attending the meeting were invited to express their concerns. Stephanie Wilson brought up the need to resolve the satellite dish issue and the recent Washington State Law change preventing Homeowner Associations from banning flagpoles was also

discussed with a referral to the ACC advisory committee to develop installation guidelines.

There being no further business, the meeting was adjourned.

Adjournment: at 8:55 PM.

These minutes approved by the Board of Directors of Westridge Place Homeowners Association on July 29, 2004 and are respectfully submitted by:

Catherine R. Reneau
Secretary/Treasurer

DRAFT