

Westridge Place Homeowners Association Inc.
Board of Directors Meeting Minutes
April 19, 2005

The meeting of the Westridge Place Homeowners Association Inc. was called to order at 7:21 pm at the home of Jim Cochran, 19808 SE 10th Street. The location was moved from the Design Center, which was unavailable.

ATTENDANCE:

Present: Vice President- Miron Washington, Secretary/Treasurer-Catherine Reneau, Directors – Anita Anjoubault, Lance Boyce, James Cochran.

Absent: Rick Bowler and James Bangert.

Also in attendance were homeowner and ACC Representative Jamie Young and homeowner Candace Carnegie representing her mother, Margaret Randall.

ESTABLISHMENT OF QUORUM:

Miron Washington called the meeting to order and established that a quorum was present.

REVIEW, AMEND AND APPROVE PRIOR BOARD MINUTES:

The minutes from the February 28, 2005 meeting were presented and reviewed.

Anita Anjoubault moved and Jim Cochran seconded to approve the minutes as presented. Motion carried unanimously.

FINANCE REPORT:

Treasurer Catherine Reneau presented the March financial statements. She also presented several small bills for approval. Catherine presented several small bills for approval. She has determined that the outstanding electrical utility invoices provided by the property manager actually are for the Gated Community. The Board reiterated its decision at the January 20th Board meeting that Gated Community expenses were not the responsibility of the Association. Jim Cochran noted the Board is still pending a transition plan from the Developer.

Jim Cochran moved and Miron Washington seconded to approve the invoices to Invest West Management for copies and the water bill for payment. Motion carried unanimously.

Jim Cochran motioned and Miron Washington seconded that the Association is not responsible for the electrical bills of the Gated Community and agreement to pay such bills is pending receipt of a transition plan from the Developer and the development of a budget. Motion carried unanimously.

Catherine also presented an outstanding dues receivable list and she asked for guidance from the Board for waiving late fees and interest. The Board felt that all late fees and interest should continue to be collected unless there were extenuating circumstances. The Board felt that such a waiver was not fair to those homeowners who paid their dues on time.

OLD BUSINESS:

The 2005 Budget was discussed and several changes were made to the latest draft. Catherine will make the changes and forward to the Board.

Jim Cochran reported that the Architectural Control Committee (ACC) held a meeting in late March and that Rick Bowler stepped aside as ACC representative. Effective April 1, 2005, Mr. Jaime Young has been appointed the ACC representative and the committee will have full authority over the ACC committee as it relates to existing homes and common area issues. Rick Bowler retains authority over new construction.

Jaime Young was introduced and welcomed by the Board. Mr. Young presented a draft of the Architectural Control Guidelines that the committee has been working on. Mr. Young stated that he wants to make the ACC Committee for reasonable and personable. Therefore, he proposed that prior to any letters going out to homeowners on ACC issues, he would attempt a personal contact either by phone or visit and then recommend any needed action to the committee.

The Board is to review the guidelines and discuss them at the next meeting.

As Mr. Bowler was absent from the meeting, the Board carried the Transition offer from Developer to the next meeting. Anita Anjoubault offered to contact Rick to find out when he was going to deliver a transition plan.

Mr. Cochran reported that he was not ready at this time to make arborist recommendations to the Board and this item was carried forward.

NEW BUSINESS:

The Board then discussed the ending of the contract with Invest West Management. The contract ends on Saturday, April 30, 2005. Jim Cochran told the Board that Rick had told the ACC committee that he had talked with Steve Barber about extending the contract for six months. Catherine pointed out that no information on this issue has been brought before the Board and without Board action, the contract ends on April 30th. Miron

Washington was asked to contact Steve Barber to see if such an arrangement had been discussed with him.

Mr. Young asked to be heard at this point. He stated that he was not in favor of the Board continuing to work with Invest West Management under the current contract. From what he can see, we are not getting our monies worth. He has been asking for the entryway lights to be fixed since last summer.

Mr. Young then asked for the authority for the ACC committee to oversee the Landscape Management Contract and to prepare bids to see if the Board can get better service elsewhere.

Catherine Reneau moved and Jim Cochran and Anita Anjoubault seconded that the ACC Committee oversee the Landscape Management Contract and prepare bids to other landscapers. Discussion ensued about the Board's feelings about the current contract. Motion carried unanimously and without amendment.

Catherine Reneau reported to the Board the cost of construction of the Association's website and presented to the Board an offer from Jackie Wilde, a homeowner, to develop and host the site for one year for the out of pocket costs of obtaining the domain name and hosting service. In addition, she offers her design and hosting services for one year at the cost of \$212.10. The total cost of developing the site should be less than \$300.00.

Catherine also reported to the Board that she is working with a homeowner, Karen York, to develop a landscape plan for the entryway that incorporates more foundation planting so that the cost of annuals can be significantly reduced.

There being no further business, the meeting was adjourned at 9:00 pm.

Submitted by:

Catherine R. Reneau
Secretary/Treasurer
Westridge Place HOA