

# Westridge Place Homeowners Association

Board of Directors Meeting Minutes

November 9, 2005

19808 SE 10<sup>th</sup> St

7:00 pm

## Attendance:

**Present:** James Cochran-President, Catherine Reneau- Secretary/Treasurer, Directors: Anita Anjoubault, Lance Boyce

**Absent:** Directors Rick Bowler, James Bangert, Miron Washington-Vice President

**By Invitation:** Ruth Clowes, ACC Representative

**Also in attendance:** Martha Atkinson and Fred Larsen, ACC members and homeowners

**Call to Order and Establishment of Quorum:** James Cochran called the meeting to order at 7:00 pm and noted a quorum was present.

## Review of Minutes:

The Board reviewed the meeting minutes from October 3, 2005 and the following correction noted:

The minutes should reflect the motion made to accept the final draft of the ACC Guidelines.

*Catherine Reneau motioned and Lance Boyce seconded to accept the minutes as amended. Motion carried unanimously.* The minutes will be placed in the Westridge Place HOA books on file in the Management Company Office.

## ACC Committee Update:

ACC representative, Ruth Clowes, gave the Board an update on ACC committee activities. The committee is touring the neighborhood with the Management Company conducting monthly inspections. Committee members Martha Atkinson and Karen York checked all the Association street lights and reported outages to Clark PUD. Martha Atkinson proposed the HOA encourage street number painting on the curb, as many addresses are not visible at night. It was thought this should be voluntary. No action was taken on this item.

President James Cochran reported that he met with Declarant and Director Rick Bowler the previous week and Rick Bowler is pleased with our progress and the ACC is more than exceeding his expectations. The final thing the ACC is working on is the overnight parking issue. Phase 4A was posted "no parking" by the City and Mr. Bowler is working with the City to correct this.

## Financial Report

Treasurer Catherine Reneau reported on the Association's cash position as of the end of October and presented a cash forecast through the end of December. It appears the Association may finish 2005 with a positive balance.

The disputed electrical bills were also reported on and they seem "to have disappeared" from the Association's name. The Board reiterated its position that the Association is not responsible for these bills as they are Developer's costs. Jim reported that One Pacific was going to take back all of the Gated Community electrical bills.

Martha Atkinson asked to be acknowledged and reported that she had met with our landscaper's sprinkler expert and that we may have broken pipes between SE 195<sup>th</sup> and SE 196<sup>th</sup>. Catherine Reneau reported she had met with the owner of Landscaping Management Services previously about this situation and was told this was a drainage issue. The Association has not had the funds until now to consider repairs. The Landscaping Company recommended taking up the grass, replace with bark and drought tolerant plants and permanently turn off the sprinklers in this section. Catherine has asked for a bid for this work. Catherine further reported that she had the water to the sprinklers turned off on 10/15/2005 and had the City of Vancouver check the water meter this week. There has been no water usage since the water was turned off so we apparently do not have a leak in the sprinkler system.

### **2006 Budget Presentation**

Catherine reviewed the 2006 Budget presented to the Board at the October 3, 2005 meeting. The 2006 Budget increases dues by the 6% permitted in our CC&Rs. There were no questions on the budget.

*Catherine Reneau moved and Lance Boyce seconded to accept the 2006 Budget and to present it to the homeowners for a vote at the homeowners meeting scheduled in December. Motion carried unanimously.*

### **Annual Homeowners Meeting-**

The Board has set the date of December 12, 2005 at Skyridge Middle School in Camas at 7pm. Catherine and Jim will work on the required notices for the meeting. The agenda for the meeting was discussed and Catherine proposed that the Board ask the homeowners to waive the annual audit requirement. This is permitted under RCW and it would save the Association at least \$3,000.00.

*Anita motioned and Lance Boyce seconded to present a request to the homeowners to waive the annual audit requirement. Motion carried unanimously.*

### **Other Business**

Catherine reported that she has received notification from the IRS that the Association's 2004 tax return was not filed by Invest West Management services. Catherine will see to getting this return prepared and filed as soon as possible.

Jim Cochran reported on a recent meeting with Rick Bowler. To summarize: Rick is pleased with our operations and has chosen to step away and become an absentee Director and is in agreement with our counter proposal issued last August. He is not going to pursue his claim for money at this time. Jim has spoken to Rick about respecting the process and reporting issues he observes to the ACC committee for resolution rather than taking independent action as One Pacific. Rick is going to deliver the wetlands plans to the HOA. Jim reported that we have two invasive species (ash and blackberries) that need to be controlled. One Pacific will redo the walking paths around the fountains. Jim reported that One Pacific is not planning to complete the gate to the Gated Community until 2007.

Jim also reported that construction issues in the Gated Community should be reported to Code Enforcement. Jim also talked to Summerplace Homes about the silt runoff.

### **Adjournment**

*Catherine Reneau moved and Anita Anjoubault seconded to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 9:00 pm.*

These minutes were presented to the Board of Directors at a Board meeting of January 10, 2006.

Respectfully,

Catherine R. Reneau  
Secretary/Treasurer