

**Westridge Place Homeowners Association Inc.**  
**Board of Directors Meeting Minutes**  
**January 10, 2006**

The meeting of the Board of Directors of Westridge Place Homeowners Association was called to order at 7:05 p.m. at the home of James Cochran.

**ATTENDANCE:**

Present: President: James Cochran, Secretary/Treasurer: Catherine Reneau, Directors – Anita Anjoubault, James Bangert and Lance Boyce. ACC Representative: Ruth Clowes, ACC Committee members: Karen York and Fred Larsen; Homeowners: Bob and Jennifer Cana, Robin Cozzolino,

Absent: Rick Bowler, Miron Washington

**ESTABLISHMENT OF QUORUM:**

James Cochran called the meeting to order and established that a quorum was present.

**Summary Review of Homeowner meeting results**

Catherine Reneau reported results of the homeowner meeting:

1. The 2006 budget passed unanimously
2. Catherine Reneau was elected to the Board of Directors for a two-year term.
3. The proposed waiver of audit failed by 5 proxy votes.  
The waiver of audit issue will again be placed on the April Annual Meeting Agenda.

Catherine reported that 4 homeowners volunteered for a traffic committee.

**Election of Officer**

President Jim Cochran reported Bylaws require that the Board of Directors hold an election for officers after the homeowner meeting in which the board member is elected. The open officer positions are Secretary and Treasurer.

*Lance Boyce nominated Catherine Reneau to serve as Secretary and Treasurer, James Bangert seconded the nomination. The motion was unanimously passed. Catherine Reneau will assume the board position as Secretary/Treasurer for the year 2006.*

**Review and Approval of the November Board meeting minutes.**

*James Bangert motioned to accept the meeting minutes as read. Anita seconded the motion. The motion was unanimously passed and the minutes will be held on file at Northwest Management.*

## **ACC Update**

Ruth Clowes reported on the December Inspection report. Violations included 16 garbage and debris can violations, 4 trees needed trimming, and 2 final notices were issued regarding bamboo.

One homeowner was approved for a good neighbor fence but also stained the gate. Homeowner stated Rick Bowler ok'd the gate on the other side of the house. Ruth will monitor the request and ascertain if the proper shrubs are planted in front of the gate to partially shield it, as promised by the homeowner.

Catherine suggested ACC committee copy e-mails to the property manager for the file on any correspondence with homeowners. Ruth inquired about the opening on the ACC committee. Jim will discuss the issue at the ACC meeting.

**Virtue Appeal:** Anita read the letter from Mark Virtue, appealing his \$100 fine for failing to get ACC approval before painting his house. The Board discussed the letter from the homeowner and reviewed the history and circumstances that led to the fine with the ACC Committee Chairperson.

*Anita Anjoubault motioned to uphold the fine. Lance Boyce seconded the motion. The motion was passed with James Bangert abstaining from the vote.*

Marian will write the appropriate letter to Mr. & Mrs. Virtue. **(Action Item)**

**Christmas Light Contest results:** Catherine announced that she cut the checks for the winners: Don and Lavonne Bergen – first prize; Justin & Kristi Boedeker – second prize; Steve & Dora Tippetts – third prize. Catherine suggested a committee should be chosen for the Christmas lighting contest and work early to increase participation next December.

**Hazardous Tree Issues:** Jim Cochran reviewed the tree list provided by Marian. To-date only 3 requests were received from homeowners. Catherine Reneau reported that all homeowners that had tall trees were sent a letter on December 27<sup>th</sup>, advising them as to our requirements for tree removal and to contact the City Arborist plus obtain a second arborist's opinion before submitting a request to remove any trees. These guidelines were also published to the website.

Ruth Clowes requested that Marian explain to homeowners removing trees that they needed to replace said trees and request a landscape approval from the ACC. Catherine Reneau presented a list of acceptable replacement trees provided by the City Arborist. Catherine Reneau also recommended that the Board and ACC committee choose a selection of acceptable replacement trees from the list to ensure uniformity within the community. This was referred to the ACC Committee for recommendation. James Bangert supported this proposal and asked the committee keep in mind that replacements should be nice substantial trees.

**Common Area Hazardous Trees:** Jim Cochran stated two arborists, one being the City Arborist, reviewed the trees in the common area and recommend that 2 small trees on the west side of the common area be removed. Removal costs are estimated to about \$538. It was also recommended that several fir trees be pruned. Three large trees on the corner of 196<sup>th</sup> and Westridge may ultimately need to be removed according to the arborists' opinion.

**Review of 2006 Budgets/Bill Payment Review**

Catherine reported that due to the costs for preparing Westridge Place HOA tax returns for 2004 and 2005, she would offer to do them. Dues for 2006 were billed mid-December and total collected to date was over \$19,000, giving a year-end cash balance of over \$23,000. This includes \$2,500 which was the gated community surcharge. and a little over \$1,200 in general dues. The cost for the homeowners annual meeting was approximately \$300.

*Catherine Reneau moved to create 2 reserve accounts, one a general HOA reserve for \$1,000, and the second a gated community reserve for \$2,500. Jim Bangert seconded the motion and the motion was unanimously passed.*

**Board Attorney**

Jim stated that the Association needed to hire a Board attorney. Phil Foster was recommended.

*Lance Boyce motioned to retain Phil Foster as the Board Attorney. Anita Anjoubault seconded the motion. The motion was unanimously passed and Marian will contact Phil Foster.*

**Board Dinner and HOA dinner club**

Jim Cochran discussed the possibility of having a quarterly board dinner with a board member hosting the dinners. Jim Cochran suggested putting a notice on the web site and offered to coordinate the first dinner. Other directors were generally not in favor of this and suggested instead to begin with a large gathering for a BBQ or picnic, possibly at Shahala Middle School during the garage sale weekend. Further discussion was tabled until the April meeting.

**February Board Meeting:**

Jim tentatively scheduled February meeting for Tuesday February 21, 2006.

**Place TBD**

**New Business:**

**Bylaw Amendment:** Catherine proposed that the Board undertake the possibility of a revision to Westridge Place HOA Bylaws, Article 4, Section 4.1 stipulating a change in the deadline date for receiving nominations for Directors. Changing the date from 7 days prior to the meeting to an earlier deadline for mailing the meeting notice would allow time to qualify nominees and prepare the ballot for mailing at the same time as the meeting notice and proxies are mailed. She reported that Declarant consent does not appear to be required for this type of amendment. Lance Boyce volunteered to undertake this project and make a recommended change at the next Board meeting.

**Traffic Calming Issues:** Catherine reported that there were four volunteers for the traffic calming committee: Ken Molnar, Terry Walker, Melissa Ormiston, and Shane Hamby. Catherine recommended that the Board appoint these individuals as an official working committee for the Board.

*Anita Anjoubault motioned to appoint these individuals to a traffic committee to study our traffic needs and issues and pursue any available grants. Jim Bangert seconded the motion. The motion was unanimously passed.*

**Landscape Bid for Westridge Blvd:**

Catherine Reneau presented a bid from Landscape Management Services for the repair of the area on Westridge Blvd. Between SE 195<sup>th</sup> and SE 196<sup>th</sup> to eliminate the excessive water along a 65 ft strip next to the sidewalk plus move the laurels along Westridge Blvd. and 9<sup>th</sup> Street to improve left turn visibility. The bid was \$500 plus tax. Catherine Reneau stated that after inspection it looked like the affected area was not sufficiently covered in the bid. There is also a crack noted in the sidewalk that needs repaired, **(Action Item)**.

**Homeowners expressed concerns about the hazardous trees.**

Discussion with homeowners involved trees that are obviously in need of either removal or trimming. Jim Cochran's suggestion was to inform the owner of their neighbor's concern of the danger. Catherine Reneau stated that the homeowner who has a concern should contact the property manager and let them notify the homeowner. Homeowner responsibility for trees and their neighbor's safety would be the key to success.

**Meeting adjourned at 9:15 pm.**

These minutes approved by the Board at the next meeting on February 21, 2006.

Respectfully submitted,

Catherine Reneau, Secretary