

Westridge Place Homeowners Association Inc.
Board of Directors Meeting Minutes
March 14, 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, Vice President: Miron Washington, Secretary/Treasurer: Catherine Reneau, Directors – Anita Anjoubault and Lance Boyce. ACC Representative: Ruth Clowes

Absent: Directors: Rick Bowler, Mark Benson

ESTABLISHMENT OF QUORUM:

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

REVIEW AND APPROVAL OF THE FEBRUARY 21, 2006 MEETING MINUTES

Lance Boyce motioned to accept the meeting minutes as presented. Miron Washington seconded the motion. The motion passed unanimously and Northwest Management will keep the minutes on file.

ACC UPDATE

ACC Chairperson Ruth Clowes reported on the February inspection report. Ruth presented an appeal letter from the homeowner at 19300 SE 9th Circle requesting to put up more directional “For Sale” signs. The ACC committee previously wrote the homeowner a courtesy letter asking the homeowner to remove the excessive “For Sale” signs and to purchase a professional “For Sale” sign rather than the homemade sign they have been using. Further, the ACC Committee instructed the homeowner they could not place directional signs all over the entryway and the boulevard. The Board discussed the issue of clutter from multiple “For Sale” signs. The Board directed NW Management to write the homeowner and grant permission to display one directional sign at the intersection of the Boulevard and SE 195th, which is closest to their home. This directional sign is only allowed to be on display on Saturdays and Sundays. In exchange, the Board asked the homeowner to purchase a more professional “For Sale” sign.

The Board discussed the situation with the shed installation at 515 SE 197th Place and the ACC Committee has asked the homeowner to install obscuring evergreen vegetation. Ruth reported the shed is 9’ tall and has skylights. This is an ongoing issue for the Committee and is not yet resolved.

Ruth reported that the homeowner at 19713 Se 6th Way presented two concurring certified arborists opinions and has received permission to remove the hazardous tree.

HAZARDOUS TREE ASSESSMENT

The President reported that he has received a bid from Autumn Arbor Care for removal of two trees in the swale at the corner of the Boulevard and SE 196th. The City Arborist concurs that two small Douglas fir trees should be removed but believes the three grouped trees in the eastern end are not hazardous and recommends trimming for the five remaining trees in the swale. Catherine obtained a bid of \$300 plus tax from Landscape Management Services for removal of the two trees. This was the lowest removal bid by several hundred dollars. The City arborist has advised the requirement for the replacement trees is as follows: Deciduous – 40’-60’ mature height, two-inch caliper at the base when planted; Evergreen- mature height of Douglas Firs, 7’-8’ height at planting. Catherine will obtain tree-trimming bids for the remaining trees.

The Board then discussed the condition of the Douglas firs in our neighborhood and feels that we must be proactive with the homeowners who have these trees on their lots. The Board discussed having a review every fall and sending a letter to homeowners asking them to review their trees at least annually and to remove any dead/dying branches greater than 3” diameter at the trunk.

The hazardous trees at 1006 SE 10th St. were discussed. The homeowner has only presented one certified arborist opinion and has been instructed to obtain a second opinion.

LANDSCAPE REPAIRS

Catherine Reneau reported on the landscaping repair work along Westridge Blvd in the park strip west of the retention swale. Catherine and Marian met with Landscape Management (LMS) and discussed the quality of the work and that it was not to bid. LMS will remove the sod as soon as practicable and will install rock, improve the drainage grade into the swale, bark and plant ground cover plants.

The sprinklers were started and reviewed and a number of sprinkler heads are broken that will need to be replaced. LMS has been asked to provide a cost estimate.

The Landscape Committee has met and has obtained a priority list from LMS of landscape maintenance issues. The pear trees need pruning but that will need to be done next year. The committee will look into new design concepts for the hardscape of the entryway.

BYLAW AMENDMENT

The Bylaw amendment to improve the nomination period for election of officers was reviewed. The Amendment is as follows:

“*Section 4. Directors*

4.1 Number, Election and Tenure. The property and affairs of the corporation shall be managed and controlled by a Board of Directors, the membership of which shall consist of three (3) persons who shall have been duly elected from among the members of the Association, and four (4) persons who shall be designated by the Declarant to serve as Directors of the Association; provided, that at such time as Declarant, and its successors in interest as developers, shall own no real property in Westridge Place, the authority of Declarant to designate members of the Board shall terminate.

Directors to be elected by the membership shall be an Owner. Directors to be appointed by the Declarant need not be an Owner. The members of the Board to be elected by the membership shall be elected at the annual meeting of the members. At the annual meeting to be held on the second Tuesday in April, 1997, three (3) Directors shall be elected, two (2) for a two-year (2-year) term and one (1) for a one-year (1-year) term. At each subsequent annual meeting, Directors shall be elected for a two-year (2-year) term to fill expiring terms. Directors shall serve during their respective terms and until their successors have been elected and qualified. Any vacancy in the Board of Directors as a result of a vacancy among the members elected by the membership shall be filled by appointment of the remaining Directors. Any vacancy in the directorship held by a person designated by the Declarant shall be filled by the Declarant, and such person shall be a member of the Board. During the existence of any vacancy, the remaining Directors shall possess and exercise all powers vested in the Board.

4.1.1 Nomination. Nomination for election to the Board shall be made by a nominating committee. The committee shall consist of a chairman, who shall be a Director, and two or more members of the association. The committee shall be appointed by the Board and shall be announced at each annual meeting. Members of the nominating committee shall serve from the close of the meeting, at which their appointments are announced, until the close of the next annual meeting. The nominating committee shall obtain as many nominations for election to the Board of Directors as it determines appropriate but not less than the number vacancies that are to be filled. All persons nominated and who consent to such nomination shall have their names placed on the ballot. The period to accept nominations will end twenty (20) days prior to the annual meeting to allow sufficient time to mail and tabulate ballot results.

The rest of Bylaw Secion 4 remains unchanged.”

Catherine Reneau motioned and Miron Washington seconded to accept the amendment to the Bylaws. Motion carried unanimously and is passed by greater than 2/3 majority of the Directors.

ANNUAL HOMEOWNERS MEETING

Miron Washington moved and Lance Boyce seconded to move the date for the Annual Homeowners Meeting to Weds. April 12, 2006 due to location availability.

The Agenda for the meeting will be the election of two Directors, a request to waive the 2005 Audit and present the 2007 Budget for approval of the homeowners.

2007 BUDGET

The Treasurer presented the 2007 Annual Budget for the Board's review and approval. This Budget will be voted upon at the Annual Homeowners Meeting in April.

Lance Boyce moved and Miron Washington seconded to accept the 2007 Budget and recommend it to the homeowners at the next Annual Homeowners Meeting.

Discussion Question: did the budget include a 6% increase? Answer: yes and our budget for 2008 will also most likely include another increase in anticipation of rising energy, landscape and insurance costs.

The President called for the question and motion carried unanimously.

PROXY FOR THE 2006 ANNUAL MEETING

The new postcard proxy for the Annual Meeting was presented and reviewed by the Board.

Lance Boyce motioned and Miron Washington seconded to accept the proxy for use for the upcoming meeting. Motion carried unanimously.

ASSOCIATION/DECLARANT STATUS

President Jim Cochran reported that he has not heard from Mr. Bowler, but has sent several emails requesting responses to several items. The discussion involved that the HOA has substantially performed on all of the items requested by the Declarant last May. Our position regarding Declarant's money claim remains unchanged. The President also called the new appointee director, Mark Benson and asked him for his support, and invited him to this Board meeting.

A follow up email was sent to Mr. Bowler requesting a summary of "well costs" and a construction schedule for completion of the gate and other gated community issues. No response had been received by the date of this meeting.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:20 pm...

Respectfully submitted to the Board April 25, 2006.

Catherine Reneau
Secretary/Treasurer