

Westridge Place Homeowners Association Inc.

Annual Meeting Minutes

7:00 p.m. April 12, 2006
Shahala Middle School

Attendance:

Present: President: James Cochran, Vice President: Miron Washington, Secretary/Treasurer: Catherine Reneau, Director- Anita Anjoubault, ACC committee chairman: Ruth Clowes, ACC committee members Karen York and Fred Larson

Absent: Director: Lance Boyce, Declarant - Rick Bowler

By Invitation: Marian Hughes and Beth Thompson from Northwest Management

Call to Order: President James Cochran called the meeting to order at 7:05 p.m. James announced that quorum had been established, with 35 homeowners present and 82 by proxy.

Board Introductions: James Cochran recognized the Board members and they each introduced themselves. James Cochran announced that Mark Benson was appointed by the Declarant to replace James Bangert on the Board in January. Mr. Benson is not present tonight.

ACC Committee introduction:

Jim Cochran introduced the ACC committee, announcing the addition of Bill Shelton to the Committee. Mr. Shelton would fill the position vacated by Karen York. Karen has joined the Landscape Committee. Karen was acknowledged for her contribution to the ACC committee.

Management Company Introduction: Marian Hughes and Beth Thompson from Northwest Management were introduced.

Board Member Elections:

a. Nominee Introductions: Nominees for Board of Directors: James Cochran and Miron Washington introduced themselves.

b. Homeowner Ballot Vote: Homeowners present and by proxy cast their votes for Board Directors
Results: James Cochran and Miron Washington were re-elected to the Board of Directors by a majority vote and will serve two-year terms.

Presentation and Approval of Westridge 2007 Budget: Treasurer Catherine Reneau presented the 2007 budget for approval. Catherine stated that as of December 31, 2005 Westridge was in the black for the first time, making up the \$5,200.00 deficit at 2004-year end. Catherine also reported that she was able to transfer \$1,000 to reserves in January 2005 to set aside for contingency reserves.

Budget:

The 2007 budget was approved by a majority vote.

Homeowner Waiver of Audit: Jim Cochran asked Catherine Reneau to explain the Waiver of Audit request. Catherine stated that state law requires an audit each year if the Association's income exceeds \$50,000.00. An audit can be waived by a vote of 67% of the homeowners. The Board is asking that the homeowners present and by proxy vote to waive the 2005 audit, which would save the Association \$3,000 that could be used in different areas in the community or to build the reserves for emergencies. Catherine explained that projected expenses next year will include re-designing the entrance, sprinkler system repair, increased landscaping and costs and tree removal and replacement throughout the common areas. Catherine explained that the waiver of Audit lost by only 5 votes in December and the Board elected to present it again to the homeowners.

Waiving the Audit Ballot

The homeowners elected by an affirmative vote of 67% of those present or by proxy to waive the 2005 audit.

General Discussion Session:

Discussion of tall tree maintenance:

Homeowners asked questions regarding responsibility for fallen trees.

Question: Homeowner Lavonne Bergen asked if the trees in the entrance would need to be replaced.

Answer: Catherine Reneau said that 2 trees were removed at the corner of 197th and Westridge Blvd. and there are three (3) trees in the swale that were on the watch list.

Question: Sandeep Kulkarni asked if the money in the budget was sufficient for tree removal.

Answer: Catherine Reneau explained that there was \$250 in the budget and the cost to remove the 2 trees was \$300. The bids to trim the 3 large trees were coming in and the cost would be between \$700 and \$900.

Question: Chauncy Sprague asked if dues would be increased to provide more money in the reserves.

Answer: Catherine Reneau said that predicted dues increase could be 6% per year to cover increased costs.

Question: Rod Tadlock asked if the tall fir trees had to be replaced with firs.

Answer: James Cochran answered the question and stated: No, the replacement tree is preferred to be a like tree that is removed but that any tree not on the invasive species list was ok. We prefer the tree to be a tree at least 8' in height when planted.

Question: Melissa Ormiston asked if the trees had to be planted in the same spot.

Answer: Catherine Reneau explained that no, the only stipulation was the height of the tree at maturity should be the same height as the existing Fir trees and should be an evergreen.

Question: Lavonne Bergen asked that if a tree fell over in her yard, did she have to get permission to plant another one and if so did it have to be in the same spot.

Answer: Yes, Jim Cochran stated that homeowners needed to get permission to plant any tree from the ACC.

Question: Susan Molnar asked about pooling resources to get trees taken down. What happened to that idea?

Answer: James Cochran answered that the decision to do that needed to be organized between the homeowners.

Question: Kevin Burton asked about what to look for if a tree were dying.

Answer: Anita Anjoubault answered that one way was to look for any kind of fungus on the tree and to remove the dirt around the base of the tree away from the roots.

Question: Garrett Schmidt asked about getting information on trees.

Answer: James Cochran suggested look to the Association web site, and or asking your question on Voices of Westridge.

Question: Susan Molnar asked about upkeep on a certain rental property located at the corner of SE 197th and the Boulevard.

Answer: Catherine Reneau responded that the appropriate letters were being sent to the homeowner and tenant.

Question: Melissa Ormiston asked about a CC&R to prohibit rentals. She stated other communities had a policy of no rentals, why not Westridge.

Answer: Our CC&Rs do not restrict rentals. Jim Cochran responded that this is something that the Board could look into. The CC&Rs require a 67% affirmative vote of the membership to adopt any amendment to the CC&Rs.

Question: Melissa Ormiston asked what happened to the Traffic Calming Committee?

Answer: James answered that it was still in the beginning stages.

Question: Homeowners George Dumas and Alla Kollomiyets asked what could be done about the notices that you couldn't park your car in the street in the gated community, and why the CC&R's they have now are different than the ones Rick gave out initially, are they even valid??

Answer: James Cochran answered that unfortunately, at this time, the Board was not responsible for the notices and had no authority to intervene with the Declarant for the gated community.

The homeowner further stated that there was a second set of CC&Rs for the gated community.

Question: Homeowner Bud Bailey asked how long would it be before items promised were put in place, such as the water feature, the gate, the trail.

Answer: Jim Cochran answered that he was aware of the concerns of the gated community, however, could not give an answer. This question has been asked of the Declarant but the Board has not received a response.

A group of Russian builders also asked about the Gated CC&R's and their validity. Jim Cochran responded, with concurrence from the Board members present, that the Board would investigate the question and get back to the gated community members at a later date.

Question: Rod Tadlock asked who is responsible for the electricity in the gated community and was Westridge Place paying for it.

Answer: Catherine Reneau reported the Board has taken the position that Westridge HOA was not responsible for the gated community electricity as the Declarant has not yet finished that portion of the subdivision and turned over working gates, etc.

There being no further questions:

Adjournment: The meeting was adjourned at 8:15 pm