



**Homeowners Association**

**Special Meeting Minutes**

7:00 p.m. June 14, 2007

Shahala Middle School

**In Attendance for the Board of Directors:**

**Present:** President James Cochran, Vice President Miron Washington, Secretary/Treasurer Catherine Reneau.

**Absent:** Directors: James Bangert, Greg Sellers, Mark Benson and Ray Tatum

**By Invitation:** Marian Hughes and Beth Thompson from Northwest Management

**Board Introductions:** James Cochran introduced the Board of Directors present: Vice President Miron Washington and Secretary/Treasurer Catherine Reneau.

**Meeting Agenda:** President James Cochran announced the agenda for the meeting as follows:

- Call to order
- Establishment of a quorum
- Proof of special meeting call
- Presentation of the ballots
- Voting
- Open forum discussion
- Voting Results
- Adjournment.

**Call to Order:** James Cochran called the meeting to order at 7:05 p.m.

**Establishment of a quorum:** James Cochran asked if a quorum had been established. Marian from NW Management confirmed that a quorum had been established with 248 homeowner's either present or present by proxy. Of the homeowner's present 20 elected to vote at the meeting and the remaining 228 voted by proxy.

**Proof of special meeting called:** Bylaw Section 3.2 provides that a special meeting of the homeowners may be called by members holding 10% or more of the votes in the Association. The Association has 317 voting members and the homeowner petition was presented with the required 32 signatures of members of the HOA, representing 10% of the membership requesting a special homeowner meeting. The meeting notice was mailed by Northwest Management to all homeowners of record on May 24, 2007 in accordance with Westridge Place HOA Bylaw Section 3.3.

**Northwest Management statement.** Marian Hughes, of Northwest Management and managing agent for Westridge Place HOA requested a moment on the agenda to make a statement. Ms. Hughes announced Northwest Management is present to take meeting minutes and keep records of the attendance and voting.

**President's statement:** James Cochran stated that at the present time One Pacific Corporation (developer and Declarant) had only 2 lots left; lots 2 and 3 in the Phase 4A of the gated community and they were not for sale, further sales operations have ceased and the Declarant was no longer developing any property at Westridge. Jim reviewed the proposed changes to the following amendments. :

**a. Amendment 1: Amend Article 1, Section 4 to add the phrase:** *Such transfers shall be inspected for suitability, condition and safety, and accepted by the Board prior to transfer from the Developer. The Officers of the Board will be authorized by the Board to accept such transfers on behalf of the Association.*

**b. Amendment 2: Remove in its entirety, Article V, Section 1, Paragraph B. Declarant and Schuler Home's Exemption:** Declarant retains the right to approve plans and specifications on all remaining vacant lots owned by the Declarant or an Assignee of the Declarant, it being the intent thereof that the A.C.C. have no jurisdiction over vacant Residential Lot's owned by the Declarant or Declarant's Assignee, including those Residential Lots owned by Schuler Homes of Washington, Inc., provided, however, that both Declarant or Declarant's Assignee, and Schuler Homes of Washington Inc., shall be bound by all other terms and conditions of this Declaration, including building and materials restrictions, and landscaping requirements. These rights shall remain in effect beyond the time set forth in Article III, Section 2.

**c. Amendment 3: Remove in its entirety, Article V, Section 9. Easements For Sales Activities.**

Declarant and its agents, successors, mortgagees and assigns, and Schuler Homes of Washington, Inc. shall have the right to conduct extensive sales activities on and at the project relating to the sale of any residence and/or lot including the use of any residence or lot owned by Declarant or its successors in interest, for model home displays, sales and management offices, parking and extensive sales displays and activities and the posting and maintenance of signs and other advertisements relating to such sales activities, provided Declarant or successors shall pay and be liable for expenses, if any, attributable to the maintenance of such lots used for the foregoing purpose. The rights reserved in this Section, shall continue until December 31, 2010 (which date may be extended to the extent that Declarant shall experience delays in development of any additional phase or increment of the project, for reasons beyond Declarant's reasonable control but in no event beyond December 31, 2015).

**d. Amendment 4: Amend Article V, Section 5, last paragraph, second sentence Approval of Plans by Architectural Control Committees to delete the words "or Declarant" and to read as follows:**

"Upon written request from the Board or the A.C.C. ~~or Declarant~~, owners shall, at their own cost and expense, remove such nonconforming construction, alteration, or other work and shall restore the land to substantially the same condition as existed prior to the non conforming constructions, alterations, or other work...."

Mr. Cochran further stated that the elected Board members had agreed to go to mediation with Rick Bowler/One Pacific Corporation to get final resolution to the community's issues and hopefully, homeowner control of the Association and to elect four new additional board members from within the community.

The ballots were presented and collected from those voting at the meeting and were tallied by Northwest Management. Two of the twenty voting attendees at the meeting did not vote.

**Open Forum:** While waiting for the counting of the ballots, many homeowners discussed issues of concern, primarily the continued disruption of the community by the Declarant.

A homeowner in the community commented on the wonderful job the landscape committee did on the entrance flowers at SE 192<sup>nd</sup> and Westridge Blvd. The homeowners loudly applauded Catherine Reneau's and Karen York's efforts .

**Official voting results**

Removal of the appointed directors: 240 for removal and 4 against removal for each Msrs. Bangert, Benson, Sellers, Tatum. All four directors were removed from the Board of Directors.

- CC&R Amendment 1: 242 for 4 against – Amendment passed
- CC&R Amendment 2: 242 for 4 against – Amendment passed
- CC&R Amendment 3: 242 for 4 against – Amendment passed
- CC&R Amendment 4: 242 for 4 against – Amendment passed

The CC&R amendments will be recorded at the County as soon as practical.

**Adjournment:** The special meeting adjourned at 8:15 pm.