

Westridge Place Homeowners Association Inc.
Annual Meeting, October 9, 2007
Rose Besserman Room, C-tran

President James Cochran called the special meeting of the Homeowners of Westridge Place Homeowners Association to order at 7:00 p.m.

Welcome

President: James Cochran, welcomed the homeowners and introduced Secretary Treasurer, Catherine Reneau, Vice President Miron Washington was not present.

Introduction of the Management Company

James Cochran introduced Marian Hughes and Beth Thompson from Northwest Management.

Establishment of a quorum

James Cochran established that a quorum was present.

Review and approval of June 14, 2007 Board Special Meeting Minutes:

After review, with no corrections or additions, the minutes were unanimously approved. . by a show of hands.

Board member elections:

- a. Candidates, Sam Fenstermacher, Randy Johnson and Bill Dalton were introduced. Candidates Ron Lewallen and Chris Clay were not present.
- b. James asked that the homeowners mark their ballots

Presentation and Approval of the 2008 Budget Ballet vote

Secretary Treasurer Catherine Reneau presented the 2008 budget.

After discussion, homeowner's were asked to mark their ballots on the budget. .

Homeowner Waiver of Annual Audit for 2006 and 2007

After discussion homeowner's were asked to mark their ballots.

Ratification of Mediation Settlement Agreement

After discussion homeowner's were asked to mark their ballots.

Association update

James and Catherine gave an update on the issues facing Westridge Place and the gated community, to include; future sprinkler system evaluation, pruning of Westridge Blvd trees, ongoing tree issues and the wetlands issues.

Announcement of the vote

James announced the results of the ballots are as follows:

Ballot Item # 1, Election of 5 Director Positions:

Westridge Newly elected Board of Directors are;

Ron Lewallen, Sam Fenstermacher, Chris Clay, Bill Dalton and Randy Johnson

Ballot Item # 2 Approval of 2008 budget

The 2008 budget--- approved 213 YES 27 NO

Ballot Item # 3 Gated members only-Surcharge

The gated community surcharge-- not approved 8 YES 26 NO

Ballot Item # 4 Approval of Waiver of 2006-2007 Audit

The waiver of audit – approved 220 Yes 20 No

Ballot Item # 5--approval of Mediation Agreement

Non gated community:

Present or present by proxy---206 200 Yes, 6 No (97.08% Approval)

Gated Community:

Present or present by proxy--- 34 27 Yes, 7 No (79.41% Approval)

Adjournment: the meeting adjourned at 9:00 pm.