

Westridge Place Homeowners Association Inc.
Board of Directors Meeting, January 15, 2008
19808 SE 10th Street, Camas, WA 98607

Call to Order

President James Cochran called the Board of Directors meeting of Westridge Place Homeowners Association to order at 7:00 p.m. Jim established that a quorum was present. In attendance was Bill Dalton, Sam Fenstermacher, Ron Lewallen. Absent, Catherine Reneau, Randy Johnson and Chris Clay.

Approval of October 26, 2007 minutes:

- Sam Fenstermacher made a motion to approve the December 12, 2007 minutes as presented. Ron seconded the motion. The motion unanimously passed.

Committee Reports

Financial Report- Jim Cochran.

Jim reported cash in the bank was \$32,988, representing more than 50% of dues collected. Jim asked that Marian provide a delinquent list at the February meeting. **(Action Item)**

ACC Update: Sam Fenstermacher.

Sam reported that the homeowner who was required to repaint his home still hadn't responded to Marian's written request to provide Manufacturer's code and paint color. Marian will send final notice. **(action item)**. The board reviewed the additional information from the patio request.

- Sam made a motion to approve the patio request based on the additional information. Bill seconded the motion and the motion was unanimously approved.

Sam reported that he had several more prospective volunteers for the Architectural Committee. He said he would contact the homeowners. Jim asked Sam to prescreen the homeowners, explain the commitment required and provide the board with his recommendations. The board would then vote via e-mail. Sam said he would have this completed and the list to the board by January 27, 2008. **(Action Item)**

Association Attorney Recommendation. – Jim Cochran.

Jim reported meeting with Attorney Michael Wynne. Based on his meeting and Mr. Wynne's qualifications Jim Recommended him to the board. Jim spoke with Mr. Wynne about revising the CC& R's for the gated community.

- Sam made a motion to retain Michael Wynne as the Association's attorney. Bill Dalton seconded the motion. The motion was unanimously approved.

Approval of the Bylaws- Jim Cochran.

Jim reviewed the Bylaw changes with the board. The main change to the bylaws was to remove the declarant. Jim recommended tabling the vote on the proposed By law changes until a majority of the board was present. He also noted that care should be taken to see that there were no inconsistencies between the Bylaws and the CC&R's.

Gated community issues.

- **Gated maintenance and activation schedule- Jim Cochran.** Jim said that one fountain wasn't working. Marian reported that Water's Edge asked Ross Electric for an assessment and bid for \$499.00 to repair the electrical problem. Marian stated that Advanced Electric has not responded to her phone calls so she will write a letter and hand deliver it to Advanced Electric. Jim suggested copying the attorney on record, Larry Holtzman on the letter. **(Action Item)**.
- **Formation of a Committee to develop proposed CC&R's for the gated community.- Jim Cochran.** Jim stated that a committee should be formed to assist in developing CC&R's for the gated community. Jim said the gated community has only \$16,000 in reserves and with maintenance of the fountains, the gates etc. the funds would soon be exhausted. He stated the need to develop the CC&R's as soon as possible separate them from Westridge Place. He said that the Gated community, zoned as a private residential area will be responsible for street, maintenance, light maintenance and the maintenance on the gate. The community needs to get reserves in place for that. The non-gated community cannot be responsible for the gated community expenses. Jim reported that lights on the entrance were out on both sides of the entrance. Marian will make a report, to NWM maintenance. **(Action Item)**
- **Woodchucks Tree care.** Marian asked about the bid from Woodchucks. Jim stated that the dollar amount had been approved at the previous meeting.

Mediation update:

Jim will contact the mediation attorney to see what progress has been made.

The immediate areas of concern include getting the gate operational and repairing the fountain.

Other Business

- **2008 Annual Meeting.** Marian announced that she scheduled the meeting for April 8, 2008 at Shahala middle school.
- **Nomination Committee:** Jim offered to chair the nomination committee to solicit volunteers for board positions in preparation of the Annual meeting. .
- **Newsletter.** It was discussed that the next newsletter should have the first announcement of the Annual meeting and a solicitation for volunteers.
- **Next Meeting date:** To be determined.

Adjournment: The meeting adjourned at **8:30 pm.**

These meeting minutes were approved at the board meeting on February 28, 2008.

Respectfully submitted,

**Catherine Reneau
Secretary
Westridge Place HOA**