

Westridge Place Homeowners Association Inc.
Board of Directors Meeting
February 28 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: Directors Jim Cochran, Catherine Reneau, Bill Dalton, Sam Fenstermacher, Ron Lewallen, Chris Clay. *Absent:* Director Randy Johnson

Guest Homeowners: Dale and Debbie Tubbs, Bill Rucsinski, Joseph Gnanasegaram, Kent and Kathryn Boden

Approval of January 15, 2008 minutes:

- Sam Fenstermacher motioned to approve the January 15, 2008 minutes as presented. Bill Dalton seconded the motion. The motion unanimously passed.

Financial Report- Catherine Reneau

Catherine presented the January financial statements and a delinquent dues list. Many homeowners who still owe 2007 dues were also late payers in the past. Most will pay within the next 30 days. Catherine presented a letter from homeowner Michelle Morkert Hammer and provided copies of past HOA correspondence with Ms. Morkert Hammer. Ms. Hammer owes several years of dues, late fees, interest and attorney lien costs. The Board considered Ms. Hammer's offer of \$450.00 to settle her delinquent account and determined her offer was insufficient to recover the dues, interest and attorney fees owed to the HOA. Mrs. Reneau was instructed to send a letter to Ms. Hammer detailing the Board's position once again. **(Action Item)**

Tax Return – Catherine Reneau

Catherine presented the 2007 Form 1120-H for signature by the President. The tax return for the HOA is due by March 15, 2008. She will deliver it to NW Management for mailing. **(Action Item)**

Attorney Update

Mr. Cochran asked to move the Attorney update agenda item to the end of the meeting. There were no objections.

ACC Update: Sam Fenstermacher.

Committee Chair Sam Fenstermacher asked the Board to appoint the following homeowners who volunteered to serve for a year on the ACC Committee:

Buck Milliken – Se 9th St
Sue Molnar – SE 8th Circle
Jason Simpkins – SE 6th Way

- Vice President Bill Dalton motioned to appoint these individuals to the ACC committee for a one year term. Ron Lewallen seconded the motion. Motion carried unanimously.

Sam reported that the homeowner who was required to repaint his home still hadn't responded to NWM's written request to provide Manufacturer's code and paint color. The Board reviewed a shed request on SE 10th Circle and discussed with the ACC committee that further site information was necessary in order to approve this request. Sam will have NWM send a letter to the homeowner to clarify the shed installation requirements of the ACC guidelines.

Sam also presented a paint color request from SE 10th St. which was approved.

The paint color denial on SE 6th Way is still awaiting a homeowner response to the ACC request for additional information and did not accept homeowners request to delay repainting until later in the spring.

The February inspection report was discussed with a notation of all the garbage and recycling violations, parking issues and commercial vehicles. The ACC committee needs to be involved in the inspections and letters of violation need to be sent promptly.

Approval of the Bylaws - Jim Cochran.

Jim presented the proposed Bylaw amendments and will have these reviewed by the Association attorney. The Board should plan to vote on adoption at the next board meeting. **(Action Item)**

Gated Community Update:

Jim Cochran updated the Board on the current status of the gate and fountain repairs and the difficulties we have experienced in getting cooperation from Advanced Electric and now Capstone Technologies. The Postal issue with the gates was taken care of by Advanced Electric with garbage and a few other issues still to be taken care of. As a temporary solution, the Board had explored closing the gates at night and opening the gates in the morning. We have learned that the gates cannot be opened in the morning and closed at night without manual powering on/off and cycling of the system. A discussion then ensued between the Board and the homeowner guests attending the meeting (all of whom live within the gated area). These homeowners were asked to step up and assist the Board with reaching a resolution with the owners in the Gated Community by participating on the Board, participating on a CC&R development committee and/or assisting the Board with resolving the gate operation issues. Mr. Cochran pointed out that there were three board positions open for election at the upcoming annual meeting and gated members would be welcome to nominate themselves or someone else for a board position. Mr. Cochran committed to communicating with the Gated Community about the status of the gates within two weeks. **(Action Item)**

The homeowner guests were thanked for attending the meeting and contributing towards a resolution of a very difficult problem for the HOA.

Closed Session

At this time, Mr. Cochran requested the Board go into closed session to discuss HOA legal issues. The homeowner guests left the meeting at this time.

- Sam Fenstermacher moved to enter a closed session of the Board to discuss legal issues. Bill Dalton seconded and the motion carried unanimously.
- Upon completion of the closed session, Bill Dalton moved to leave the closed session and noted that no action was taken by the Board on any item discussed in closed session. Chris Clay seconded and the motion carried unanimously.

Attorney Update

Mr. Cochran reported on his meeting with Mike Wynne, the HOA attorney regarding the establishment of either separate CC&Rs or a separate association for the Gated Community. Basically, the HOA can create a sub-association upon approval of 67% of the Association. This should be explored as a resolution for many gated homeowners and they will be asked to help move this process forward.

Mediation Update

The Board discussed the current status of the mediated settlement and noted that the Design Center has not been abandoned as a business and the wetlands mitigation may not have been performed. In addition, the water level in the ponds is falling and the well may be turned off. This was referred to the Association attorney. (Action Item)

Other Business

Annual Meeting – a reminder the annual meeting is scheduled for April 8, 2008. Catherine will be mailing the meeting notice and agenda, proxy, nominations and a newsletter by the end of next week.

Garage Sale- the garage sale will be scheduled for June 12-14th.

Board Meeting Schedule - Next Board meeting will be held on March 26, 2008.

Northwest Management – the changes at NW Management were discussed and a meeting will be arranged with them to discuss concerns. (Action Item)

Adjournment:

- Ron Lewallen motioned to adjourn the meeting. Bill Dalton seconded and the motion carried unanimously. The meeting adjourned at **9:50 pm**.

These meeting minutes were approved at the board meeting on _____.

Respectfully submitted,

**Catherine Reneau
Secretary
Westridge Place HOA**