

**Westridge Place Homeowners Association Inc.  
Board of Directors Meeting**

**April 17, 2008**

**Northwest Management Exclusive, Inc.  
1401 SE 163<sup>rd</sup> Avenue, Vancouver, WA 98683**

**Call To Order**

Bill Dalton, President of the Board of Directors, called the Westridge Place Homeowners' Association's Board of Director's meeting to order at 8:30 p.m.

**Guest Homeowners**

Bill Rucinski and Bill Covington were in attendance.

**Executive Session Approved Actions**

During the Executive Session the following action items were approved:

- Members of the Board elected the following slate of officers:  
President – Bill Dalton  
Vice-President – Ron Lewellan  
Secretary – Stephen Liss  
Treasurer – Todd Crowson
- The BOD authorized Stephen to act as liaison for the HOA regarding legal communication involved with the mediated settlement and assist with the enforcement of the terms of the medication settlement.
- Dale Tubbs was authorized to establish committees that focus on the concerns surrounding the gated community.
- Approved the minutes from the March 26, 2008 BOD meeting.

**Committee Reports**

- **Architectural Control Committee – Sam Fenstermacher**

Sam reported that the committee has been receiving numerous requests that have received responses from the ACC. However, the committee requests the assistance from the Board of Directors with respect to two Architectural Requests:

1. Cowan – Request to enclose patio with glass and some vinyl siding.

*Motion: Stephen motioned to approve the request. Ron seconded the motion and the motion passed unanimously.*

2. Kim – Detailed house plans (various elevations with paint colors and specifications) to begin building in the gated community.

*Motion: Stephen motioned to approve the request as presented. Chris seconded the motion and the motion passed unanimously.*

- **Landscape Committee – Ron Lewallen**

Ron reported that Pacific Landscaping had been recently secured to maintain the HOA's common areas. This change in landscaping companies will save the HOA \$5,000.00 annually. Ron further reported that the bark will be refreshed and the annuals will be visible shortly.

### **New Business**

- **Gated Community Committees**

Dale Tubbs discussed the goals of the Westridge Place community for both the gated and non-gated residents, the objectives of the "gated" community, and the barriers to success. He volunteered to facilitate committees in order to reach the goals of the "gated" community and the Westridge Place community overall.

*Motion: Dale motioned that three (3) committees be created to facilitate the success in achieving the goals of the "Gated" community residents. The committees would be the Gate Committee chaired by Dale Tubbs, the Wetlands/Fountains Committee chaired by Bill Rucinski, and the Covenants Committee chaired by Bill Covington. Ron seconded the motion and the motion passed unanimously.*

### **Next Board Meeting Date**

Bill scheduled the Westridge Place HOA's Board of Director's meetings for the third Thursday of every month at the office of Northwest Management Exclusive, Inc. at 7:00 p.m.

### **Adjournment**

The Westridge Place Homeowners' Association's Board of Directors meeting adjourned at 9:00 p.m.

Approved Date: 5/15/08