

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

7:00 p.m.

September 18, 2008

Firehouse #89

17408 SE 15th Street, Vancouver, WA 98683

Call To Order

Bill Dalton, President of the Board of Directors, called the Westridge Place Homeowners' Association's Board of Directors' meeting to order at 7:02 p.m.

Establishment of Quorum

A quorum was established with the attendance of five of the seven Board Members. Those in attendance were Bill Dalton, Ron Lewallen, Dale Tubbs, Todd Crowson, and Chris Clay. Stephen Liss and Sam Fenstermacher were absent.

Northwest Management Exclusive, Inc.

Leslie Willey, Association's Agent, represented Northwest Management Exclusive.

Guest Homeowners

Cory Milliken was in attendance.

Review and Approval of June 19, 2008 BOD meeting minutes:

After review, with no corrections or additions, Ron Lewallen moved that the minutes for the July 17, 2008 Board of Directors' meeting be approved as written. Todd Crowson seconded the motion and the motion passed unanimously.

Committee Reports

▪ **Finance and Budget Report – Todd Crowson**

1. **Review August Financial Reports For Approval:** Todd presented the balance sheet to the Board members. He reported the following account balances:

Money Market Account	\$23,193.49
Reserve Account	\$1,022.68
Gated Reserve Account	\$16,553.22

Dale reported that the Gated Reserve Account was not accurate since over one-half of the funds are to be disbursed to Metro for the gate repairs once the invoices are received.

Todd reviewed the Association's Income Statement noting the cost attributed to maintaining the landscaping in the Association's common areas and legal fees incurred. The legal fees exceed the budgeted amount for monthly billings. Todd reported that Mike Wynne had not yet credited some of the legal fees as requested by Stephen Liss. The reason for the amount of the legal fees was due to the combination of two or more month billings. The Board members discussed the legal fees, the estimated amount of legal fees to be incurred by the Association for the year, and that some of the legal fees should be allocated to the Gated community. Given the likelihood that more legal expenses would be incurred, the Board members discussed the proposal that two Board members review the invoices and Todd assist in the managing of the monthly invoices.

Motion: Todd moved that all legal invoices be forwarded to both Stephen Liss and Todd Crowson for review and authorization for payment. Ron seconded the motion and the motion passed unanimously.

(Action Item #1)

▪ **Architectural Control Committee – Chris Clay**

1. ACC Issues:

- a. ACC Request Aubergine vs. Green:** The Board reviewed the request with the new paint sample. The Board members discussed the new color choice and discussed the possibility of seeing the color on the house as suggested by the homeowner in their letter to the Board. The Board members decided to meet with the homeowner on Saturday, September 20 to discuss and see the new color sample next to the trim.
- b. ACC Request 9th Circle:** Homeowner to provide the Committee with better plans for the deck.
- c. ARC Request SE 5th Way:** The shed was denied because it needs to match the house.
- d. ACC Request SE 201st Ave:** The plans are so old the Committee has requested an updated color sample and clarification on the plans as to where the stucco will be on the exterior of the home.

- 2. Yellow Two-Tone on 10th:** The homeowner submitted a new Architectural Request that was approved by the Architectural Control Committee. The homeowner received the approval letter.

The Board members discussed with Cory Milliken, a member of the Architectural Control Committee, the ACC's procedure for approving submitted Architectural

Requests. The discussion focused on the protocol followed by the Architectural Control Committee and desired clarification of the review procedure.

Motion: Dale moved that the Architectural Control Committee provide to the Board of Directors the procedures for approval of paint colors. Chris seconded the motion and the motion passed unanimously.

(Action Item #2)

▪ **Landscape Committee – Ron Lewallen**

1. **Weed Control, Center Island, Swale Maintenance Issues:** The Board members discussed the resolution of the garden issue in the Association's common area with the Gazebo. The garden had been mowed and the area seeded by the landscape company.

▪ **Gated Community Reports – Dale Tubbs**

1. **CC&R's:** Dale presented the completed Gated Community CC&R's to the Board members. He discussed the letter to be forwarded to Westridge Place homeowners requesting positive support. The Board members discussed the possible concerns surrounding the items in the proposed CC&R's.

Motion: Dale moved that the Gated Community CC&R's be presented to the Westridge Place homeowners for a vote. Ron seconded the motion and the motion passed unanimously.

(Action Item #3)

2. **Ponds, Pumps, and Fountains:** Dale reported that the pumps did not have reliable power and reliable power is necessary to ensure proper functioning of the pump motors. He further reported that the pump motors are of poor quality and new pumps are needed to provide adequate water movement in the ponds. Dale suggested that this particular project be a budget item for 2009.

Other Business

▪ **Annual Homeowners Meeting & 2009 Budget Presentation**

Bill introduced the two topics for the Board Members to consider and to be prepared to discuss at the next scheduled Board of Directors' meeting.

▪ **Reserve Study Proposals**

Bill disbursed the Reserve Study proposals for the Board members to review for comment for the next scheduled Board of Directors' meeting.

Next Board Meeting Date

The next Westridge Place Homeowners' Association's Board of Directors' meeting was scheduled for Thursday, October 23, 2008 at 7:00 p.m. at the Springhill Suites, Cascade Room.

Adjournment

Todd moved that the meeting be adjourned. Dale seconded the motion and the motion passed unanimously. The Westridge Place Homeowners' Association's Board of Directors meeting adjourned at 9:00 p.m.

Approved: By the Board of Directors Date: October 23, 2008

Approved: _____ Date: _____