



**Homeowners Association Inc.
Annual Meeting
April 8, 2008
Shahala Middle School
601 SE 192nd Avenue, Camas, WA 98607**

Board member Bill Dalton called the Westridge Place Homeowners' Association's annual meeting to order at 7:00 p.m.

Establishment of Quorum

Bill Dalton established that a quorum was present with 27 homeowners present and 149 proxies

Welcome/Introduction of Board

Bill Dalton welcomed the homeowners and introduced fellow board members Sam Fenstermacher and Chris Clay. Ron Lewallen was not present. Bill reported that Jim Cochran, who was not present, was resigning as President effective the adjournment of the annual meeting. Bill thanked Jim for all of his efforts and his dedication to the Westridge Place Homeowners' Association. Bill introduced Catherine Reneau, a past board member, and thanked her for all of her efforts and dedication to the Association.

Introduction of Management Company

Bill Dalton introduced Leslie Willey and Beth Thompson from Northwest Management Exclusive, Inc.

Review and Approval of October 9, 2007 minutes:

After review, with no corrections or additions, Chris Clay motioned that the minutes be approved as written. The motion passed unanimously.

Board Member Elections

a. Nominee Introductions

Candidates Dale Tubbs, Stephen Liss, Todd Crowson, and Bill Covington were introduced. Each candidate delivered a short speech outlining his desire to serve on the Westridge Place Homeowners' Association's Board of Directors.

b. Homeowner Ballot Vote

Bill instructed the homeowners to mark their ballots.

Architectural Report Committee

Sam Fenstermacher reported that the committee currently has five members. He shared with the homeowners the responsibilities and the benefits of the Architectural Report



Committee. Sam provided an overview of the CC&R's and guidelines then outlined the process of submitting an architectural request.

General Q & A

Bill Dalton discussed the issues facing the incoming Board of Directors. A few of the issues discussed were the functionality of the gates, the CC&Rs for the residents in the gated area of the Westridge Place community, and the maintenance of the Westridge Place community.

A homeowner discussed the budget. Sam commented on the purpose and necessity of a reserve study. Catherine further discussed the budget, the maintenance issues, and the need for support for a reserve study.

Announcement of Voting Results

Bill announced the results of the ballots. The newly elected Board Members for the Westridge Place Homeowners' Association are as follows: Dale Tubbs, Stephen Liss, and Todd Crowson.

Adjournment

The Westridge Place Homeowners' Association's Annual Meeting adjourned at 8:10 p.m.

Subject to Approval