



**Westridge Place Homeowners Association Inc.
Annual Membership Meeting**

April 14, 2009

7:30 p.m.

**Shahala Middle School
601 SE 192nd Avenue, Camas, WA 98607**

Welcome and Introductions:

Bill Dalton welcomed the homeowners in attendance and introduced fellow Board members Ron Lewallen, Chris Clay, Sam Fenstermacher and Dale Tubbs. He acknowledged Stephen Liss and Todd Crowson who were not in attendance.

Call To Order

Bill Dalton called the Westridge Place Homeowners' Associations' annual meeting to order at 7:30 p.m.

Establishment of Quorum

Bill Dalton stated a quorum was established with 21 homeowners in attendance and 88 proxies.

Review and Approval 2008 Annual Membership Meeting minutes - April 8, 2008

After review, with no corrections or additions, a motion was made to accept the minutes as written. The motion was seconded and passed unanimously.

Review and Approval of Association Financial Documents:

The homeowners reviewed the financial documents presented and requested clarification concerning the expenses related to legal fees and the expenses related to the Phase 3A, 4A, and 6A.

Following the discussion, a motion was made to accept the financial documents as presented. The motion was seconded and passed unanimously.

2009 Budget – Presentation and Approval (ballot vote):

The homeowners reviewed the 2009 budget presented and discussed the projected expenses for the management fees, the reserve study and the main entrance project. The homeowners requested noted reasons for projected increases on the 2010 budget.

The 2009 Budget was approved with 97 votes in favor and five (5) votes not in favor.

Waiver of Annual Audit (ballot vote):

The homeowners discussed the cost of an audit and the budget.

The Waiver of Annual Audit was approved with 94 votes in favor and eight (8) not in favor.

Board Member Elections

a. Nominee Introductions

Bill informed the homeowners the incumbents Chris Clay, Sam Fenstermacher, Bill Dalton and Ron Lewallen had agreed to return if elected.

b. Election Results

Following the counting of the votes, the elected Board members for the 2009-10 Board of Directors were Bill Dalton, Chris Clay, Sam Fenstermacher and Ron Lewallen.

Open Forum:

The homeowners and the Board members discussed the following topics:

- Association violation issues and the process for ensuring compliance
- Association's common area with the gazebo
- The mediated settlement issues
- The excessive speeding along Westridge Boulevard and possible remedies
- The property management fee and services provided for the cost
- Architectural Control Committee issues concerning paint colors
- The process for changing the Association's governing documents

Adjournment

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The Westridge Place Homeowners' Association's Annual Meeting adjourned at 8:50 p.m.

Approved: _____ Date: _____

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