

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

**7:00 p.m.**

**January 15, 2009**

Springhill Suites Hotel Cascade Room  
Tech Center Drive, Vancouver, Washington

**Establishment of Quorum**

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

**Northwest Management Exclusive, Inc.**

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

**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 6:43 p.m.

**Review and Approval of September 18, 2008 BOD meeting minutes:**

After review, with no corrections or additions, Sam Fenstermacher moved that the minutes for the October 23, 2008 Board of Directors' meeting be approved as presented. Todd Crowson seconded the motion and the motion passed unanimously.

**Old Business:**

**1. Approval of Amendments to By-Laws**

The Board of Directors reviewed the Amendment presented. Noting an error, the Board members requested the error be corrected prior to rendering an approval.

**2. Small Claims – Update**

NWME reported that even though the homeowner had acknowledged the debt with the court, the judge denied the requested admitted judgment. A new court date was set.

## Committee Reports

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

#### **1. Review December and Year-To-Date Financial Reports For Approval:**

The Board of Directors reviewed the presented documents focusing on the legal expenses incurred during 2008.

#### **2. Review 2009 Budget Proposal and Ratify Acceptance:**

The Board members reviewed the proposed 2009 budget. The following stipulations were proposed:

1. Eliminate the Gated Community Expense section and place all Association expenses under the heading Expenses. No division between the Gated Community and the Non-Gated Community.
2. Eliminate the Gated Community Revenue section and place all Association revenue under the heading of Revenue. No division between the Gated Community and the Non-Gated Community.

*Motion: Stephen moved to accept the 2009 Proposed Budget with the stated stipulations. Chris seconded the motion. The motion passed unanimously.*

### ▪ **Architectural Control Committee – Sam Fenstermacher**

#### **1. New Requests:**

- Sam shared with the Board a request concerning a fence on SE 3<sup>rd</sup> Circle. The Board members reviewed the request and agreed with the ACC's recommendation to not approve the request.
- The Board members reviewed the Architectural Request Form submitted by Sam Fenstermacher. The Board members agreed to approve the request to install stone on the columns of his residence.

*Motion: Stephen moved to approve the Architectural Request Form submitted by Sam Fenstermacher to install stone on the columns of his residence. Dale seconded the motion. The motion passed unanimously.*

#### **ACC Issues:**

No ACC Issues were submitted for the Board's consideration.

## **Inspection Reports:**

The Board members reviewed the inspection report submitted by NWME. The Board members requested the results from the inspection of ACC projects be discussed at the February meeting.

### ▪ **Landscape Committee – Ron Lewallen**

Since Ron was absent no formal report was given. Bill presented the Board of Directors with the contract from Pacific Landscaping for their review. The Board members agreed to the terms of the contract but noted a few errors. The contract would be signed once the errors were corrected.

### ▪ **Secretary’s Report – Stephen Liss**

Stephen discussed with the Board of Directors several issues regarding the mediated settlement concentrating on the Declarant’s obligations to the Association and possible suggestions for proceeding with the Association’s expectations regarding the mediation settlement.

### ▪ **Gated Community Reports – Dale Tubbs**

1. **Formation of three (3)-person Governing Committee:** The Board members discussed the process for electing and/or appointing the members of the newly created Governing Committee.
2. **Functions and Responsibilities:** The Board members discussed the financial and maintenance responsibilities of the newly created Governing Committee pursuant both the Westridge Place Homeowners Association’s governing documents and the additional CC&R’s for the Gated Community.
3. **Budget Process:** The Board members reviewed the proposed 2009 Budget and discussed the process for the approval of the budget as outlined in the newly recorded CC&R’s.
4. **The Gated Community’s Governing Committee and NWME:** The Board members proposed the Gated Community’s Governing Committee meetings would follow the WPHOA BOD meetings.

## **Other Business**

### ▪ **Homeowner Correspondence**

Sam presented a letter from a homeowner concerning rentals in the Westridge Place community. The Board members discussed the request and agreed with the basic

proposal but was willing to support the homeowner with the proposed amendment to the Association's governing documents but not to spearhead the movement.

**Next Board Meeting Date**

The next Westridge Place Homeowners' Association's Board of Directors' meeting was scheduled for Thursday, February 19, 2009 at 7:00 p.m. at Illahee Elementary School.

**Adjournment**

Stephen moved for the meeting to be adjourned. Todd seconded the motion. The motion passed unanimously. The Westridge Place Homeowners' Association's Board of Directors' meeting adjourned at 8:15 p.m.

Approved: BOD Approved Date: 3/19/09

Approved: Signatures on File Date: File