



Westridge Place Homeowners Association Inc.

Board of Directors Meeting

June 18, 2009

6:00 p.m.

Springhill Suites – Cascade Room
Tech Center Drive, Vancouver, Washington 98683

Board of Directors In Attendance

Board members in attendance were Bill Dalton, Ron Lewallen, Dale Tubbs, and Sam Fenstermacher. Chris Clay, Todd Crowson and Stephen Liss were not in attendance.

Northwest Management Exclusive, Inc.

Leslie Willey, Association's Managing 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 6:53 p.m.

Establishment of a Quorum

A quorum was established with the attendance of four (4) of the seven (7) Board Members.

Board of Directors' Meeting Minutes – May 21, 2009

The Board members reviewed the minutes presented.

Motion: Ron moved to accept the May 21, 2009 Board of Directors' Meeting minutes as presented. Dale seconded the motion. The motion passed unanimously.

Committee Reports

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

1. **Review May and Year-To-Date Financial Reports – Review and Approve**

The Board of Directors reviewed and discussed the presented financial documents (balance sheet, income statement, and budget comparison).

Motion: Ron moved to accept the financial documents as presented. Dale seconded the motion. The motion passed unanimously.

2. Delinquency Account Report

The Board members reviewed the delinquency account report. No action was taken.

▪ Architectural Control Committee – Sam Fenstermacher

1. New Requests

Sam shared several new requests for the Board's information.

2. Old ACC Issues – Side Yard Landscaping Matter

The Board members discussed the matter concerning side yard landscaping. The Board members agreed to approve the request as long as the homeowner shielded both sides of the black chain link fence and complied with the governing documents of Westridge Place Homeowners' Association.

▪ Landscape Committee – Ron Lewallen

1. **Spring Maintenance Update:** Ron shared with the Board members his recent neighborhood walk-thru with Geoff from Pacific Landscaping. He reported he discussed the Board's concerns and expectations.

2. **Lighting Proposals:** Ron presented for the Board's review and consideration proposals from Prairie Electric and Mofford Electric to properly illuminate the entrances of Westridge Place.

Motion: Ron moved to accept the proposal from Prairie Electric for the illumination of the entrance signs at a cost of \$1682.50 plus tax following a walk-thru with a Prairie Electric representative. Sam seconded the motion. The motion passed unanimously.

3. **Entrance Fence Project:** Ron reported the project complete with only a few areas in need of retouching.

▪ Gated Community Report – Dale Tubbs

1. **Gate Project Update:** Dale reported project was progressing. He stated the notices were being created and the gates are scheduled for closure 24/7 on August 1, 2009.

2. **Enforcement of Gated Community CC&R's:** The Board members instructed NWME to enforce the CC&R's for the Gated Community as written.

Unfinished Business

- **By-Laws Amendment:** The Board members reviewed the Amendment to By-Laws of the Westridge Place Homeowners' Association document.

Motion: Sam moved to accept the amendments to the By-Laws of the Westridge Place Homeowners' Association as presented. Dale seconded the motion. The motion passed unanimously.

New Business

- **Change of Financial Institution:** NWME discussed the upcoming change in rates with Umpqua Bank and requested authorization to move the Association's funds from Umpqua Bank to Pacific Continental at no cost to the Association.

Motion: Bill moved to authorize Northwest Management Exclusive, Inc. to transfer the Westridge Place Homeowners' Association's accounts from Umpqua Bank to Pacific Continental Bank with the condition the Association would not incur any cost for set-up or maintenance of the accounts. Ron seconded the motion. The motion passed unanimously.

Next Board Meeting Date

The next Westridge Place Homeowners' Association's Board of Directors' meeting was scheduled for Thursday, July 16, 2009 at 6:30 p.m. at the Springhill Suites, Cascade Room.

Adjournment

Sam moved to adjourn. Dale seconded the motion. The motion passed unanimously. The Westridge Place Homeowners' Association's Board of Directors' meeting adjourned at 7:42 p.m.

Approved: _____ Date: _____

Approved: _____ Date: _____

Signatures on File