



Westridge Place Homeowners Association Inc.

Board of Directors

Special Meeting

October 7, 2009

6:30 p.m.

*Illahee Elementary School – Media Center
19402 SE First Street, Camas, Washington 98607*

Board of Directors In Attendance:

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

Guests In Attendance:

Jim Cochran, Westridge Place homeowner, former president
Catherine Reneau, Westridge Place homeowner, former secretary
Mike Wynne, Attorney At Law
Jesse Conway, Attorney At Law
Leslie Willey, Association's Managing Agent, Northwest Management Exclusive, Inc.

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 6:49 p.m.

Establishment of a Quorum:

A quorum was established with the attendance of five (5) of the seven (7) Board Members.

Proof of Meeting Call:

Bill read the Proof of Meeting Call:

Pursuant the Bylaws of Westridge Place Homeowners Association, a Non-Profit Washington Corporation, Section 4.4, the President of the Board of Directors may, from time to time, call special meetings of the directors. As evidenced in the personal correspondence, dated September 29, 2009, from the President of the Board of Directors of Westridge Place HOA, the calling of this special meeting. The purpose of this meeting is to rescind the previously adopted motion to revoke Mr. Bowler's gate codes for non-performance with the wetlands matter as specified in the ratified mediated agreement.

Certificate of Mailing: Bill acknowledged receipt of the Certificate of Mailing submitted by Northwest Management Exclusive, Inc.

Purpose – Rescind the motion adopted on September 24, 2009 regarding revocation of gate codes for non-compliance with ratified mediated settlement concerning wetlands matter:

Motion: Ron moved to rescind the motion adopted at the September 24, 2009 meeting of the Westridge Place Board of Directors to forward a letter to Mr. Bowler revoking his gate access codes if the wetlands issue is not resolved pursuant the ratified mediated settlement within thirty days. Dale seconded the motion.

Discussion: The Board members discussed the timing of the original motion in relation to other litigation efforts by Mr. Bowler, the possibility of litigation, and the consideration of all members of the Westridge Place Homeowners' Association regarding the motion.

Vote: The motion passed unanimously [five (5) votes in favor].

Adjournment: Ron moved to adjourn. Sam seconded the motion. The motion passed unanimously. The Westridge Place Homeowners' Association's Special Board of Directors' meeting adjourned at 6:50 p.m.

Written By: Leslie Willey, Managing Agent, Northwest Management Exclusive, Inc.

Approved: _____ Date: October 15, 2009
Approved: _____ Date: _____

Signatures on File