



Westridge Place Homeowners Association Inc.

Board of Directors Meeting

November 19, 2009

6:30 p.m.

*Illahee Elementary School - Media
19401 SE First Street, Camas, Washington 98607*

Board of Directors In Attendance

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

Managing Agent

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 6:20 p.m.

Establishment of a Quorum:

A quorum was established with the attendance of six (6) of the seven (7) Board Members.

Board of Directors' Meeting Minutes – October 15, 2009

The Board members reviewed the minutes presented.

Motion: Todd moved to approve the October 15, 2009 Board of Directors' Meeting minutes as written. The motion passed unanimously.

Committee Reports

- **Finance and Budget Report**

1. **October and Year-To-Date Financial Reports** – Since the October financial documents were not available for review, the Board members agreed to consider the documents at the December 17, 2009 meeting.

2. **2010 Budget** - Deferred to December meeting.
- **Architectural Control Committee**
 1. **Architectural Recap - Update:** Sam Fenstermacher reported on the progress of the final inspections. The Board members reviewed and discussed the six (6) outstanding requests.
 2. **Unauthorized Paint Color – Update:** Sam reported the ACC had denied the submitted paint colors. The ACC requested the homeowner submit paint colors that comply with the earth tone palette.
 - **Landscape Committee**
 1. **Fall Maintenance Schedule - Update:** Ron Lewallen reported the common areas look good. He reported on the standing water issue along Westridge Boulevard.
 2. **Homeowner Concern Regarding Weed Spray – Update:** Ron reported the matter closed.

Unfinished Business

- **Reserve Study - Update:** No action – deferred to December agenda.

New Business

- **Homeowner Request To Waive Fine Assessed Violation Fine – (Acct #: ***23):** The Board members reviewed and considered the homeowner’s personal correspondence not dated detailing the reasons for the homeowner’s request to waive the assessed violation fine.
Motion: Dale moved to grant the homeowner’s request to waive the assessed \$100.00 fine. Stephen seconded the motion. The motion passed unanimously.
- **Homeowner Request To Waive Fine Assessed Violation Fine – (Acct #: ***08):** The Board members reviewed and considered the homeowner’s personal correspondence dated October 27, 2009 detailing the reasons for the homeowner’s request to waive the assessed violation fine. The Board members agreed not to render a decision on the matter pending an evaluation of the violation by a Board member.
- **Homeowner Request To Extend Architectural Request Completion Deadline – (Acct #: ***01):** The Board members reviewed and considered the homeowner’s personal correspondence dated October 21, 2009, requesting an extension of the deadline date of a previously approved Architectural Request project.
- **Homeowner Request To Contest Violation Notice – (Acct #: ***06):** The Board members reviewed and considered the homeowner’s personal correspondence dated October 17, 2009, explaining the reasons for contesting the violation notice. The Board members agreed the flag was non-conforming and requested notification of its presence.

- **Homeowner Request To Waive Assessed Violation Fine – (Acct #: ***10):** The Board members reviewed and considered the homeowner’s statements presented during the hearing. After careful deliberation, the Board members agreed to grant the homeowner’s request to waive the assessed \$100.00 fine.

Motion: Bill moved to grant the homeowner’s request to waive the assessed \$100.00 fine. Ron seconded the motion. The motion passed unanimously.

- **Proposed Venue Change:** The Board members requested NWME secure another meeting site.

Next Board Meeting Date

The next Westridge Place Homeowners’ Association’s Board of Directors’ meeting was scheduled for Thursday, December 17, 2009 at 6:30 p.m. (location to be determined).

Adjournment

Ron moved to adjourn. Todd seconded the motion. No discussion. The motion passed unanimously. The Westridge Place Homeowners’ Association’s Board of Directors’ meeting adjourned at 8:05 p.m.

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

Approved: _____ Date: December 17, 2009

Approved: _____ Date: _____

Signatures on File