



Westridge Place Homeowners Association Inc.

Board of Directors Meeting

December 17, 2009

6:30 p.m.

*Northwest Management Exclusive, Inc.
1401 SE 163rd Avenue, Vancouver, Washington 98683*

Board of Directors In Attendance

Board members in attendance were Bill Dalton, Chris Clay, Dale Tubbs, Stephen Liss and Todd Crowson. Ron Lewallen and Sam Fenstermacher were 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 6:34 p.m.

Establishment of a Quorum

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

Board of Directors' Meeting Minutes – November 19, 2009

The Board members reviewed the minutes presented.

Motion: Todd moved to accept the November 19, 2009 Board of Directors' Meeting minutes as written. Dale seconded the motion. The motion passed unanimously.

Committee Reports

- **Finance and Budget Report**

1. **October and Year-To-Date Financial Reports:** The Board members reviewed and discussed the financial documents.

Motion: Todd moved to accept the October 2009 financial documents as presented. Bill seconded the motion. The motion passed unanimously.

- 2. November and Year-To-Date Financial Reports:** The Board members reviewed and discussed the financial documents focusing mainly on the budget comparison report.

Motion: Bill moved to accept the November 2009 financial documents as presented. Chris seconded the motion. The motion passed unanimously.

- 3. 2010 Budget Proposal – Assessment Increase Consideration:** The Board members reviewed the proposed budgets based on assessments increased by three (3) percent, four (4) percent, five (5) percent, and six (6) percent. The Board members discussed the fiduciary responsibility of the Board members to the Homeowners' Association's members and the effect of the respective assessment increases.

Motion: Bill moved to increase the 2010 annual assessment six (6) percent. Todd seconded the motion. The Board members discussed the reason and necessity for the increase of six (6) percent. The motion failed with zero (0) in favor and five (5) opposed.

Motion: Todd moved to increase the Westridge Place Homeowners' Association's 2010 annual assessment five (5) percent and to approve the proposed Westridge Place Homeowners' Association's 2010 budget. Bill seconded the motion. No discussion. The motion passed unanimously.

- **Architectural Control Committee**

- 1. Architectural Recap - Update:** No report given due to Sam Fenstermacher's absence. The Board members reviewed and discussed the Architectural Recap.
- 2. Outstanding Request:** The Board members discussed the outstanding request concerning landscaping and the circumstances that led to the Arch Requests approval prior to submission. The Board members discussed the need to remind ACC members that approvals for architectural requests cannot be given without a submitted Architectural Request form that is evaluated on its merits by all members.

- **Landscape Committee:**

- 1. Winter Maintenance Schedule – Update:** In anticipation of his absence, Ron submitted the following written report for the Board members' consideration:
 - a. The tree inspection was done on the three trees located in the first swale on the right as you enter the subdivision. No major issues were reported and the report will be presented at the next board meeting. A copy will be filed with the management company.

- b. A walk through of the subdivision with our landscaping contractor to discuss any issues or problems was completed. No major issues identified.
- c. The drainage problem identified on the south side of Westridge Boulevard before the first swale will be taken care of as soon as possible. The cost is estimated to be less than \$350.00 – budgeted dollars.

Motion: Stephen moved to accept Ron's report as presented. Chris seconded the motion. The motion passed unanimously.

2. **Fence Maintenance/Replacement Consideration:** The Board members referenced the Association's governing documents to determine the responsibility for the maintenance of the fence along Westridge Boulevard is that of the respective homeowners whose lots back-up to the boulevard. The Board members voiced their concerns over the appearance of the fence should the homeowners choose to maintain the fence at various times. They requested NWME secure three proposals for repairing and maintaining the fence along the boulevard.

Unfinished Business

1. **Reserve Study - Update:** The Board members discussed the reserve study and the numbers proposed by The Helsing Group. They discussed the possibility of a special assessment to fund the reserve account in order to meet the anticipated costs for maintenance and/or repair of the items related to the Association's common areas.
2. **Wetlands Report – Update:** The Board members reviewed the correspondence dated December 12, 2009 from Leo Kuzmin, DRS Engineer Technician, from the City of Vancouver regarding *Westridge Place Pond Stage "A"/ENG2002-00105*. Stephen volunteered to contact Mr. Kuzmin to determine the City's intent with the correspondence.

New Business

1. **Homeowner Request For Another Hearing:** The Board members reviewed and considered the homeowner's personal correspondence dated August 18, 2009 (received 12-07-09) detailing the reasons for the homeowner's request for another hearing with the Board of Directors.

Motion: Todd moved not to grant the homeowner's request for another hearing with the Board of Directors. No second. The motion failed.

Motion: Chris moved to grant the homeowner's request for another hearing to be scheduled for the February meeting of the Board of Directors. Todd seconded the motion. Discussion. The motion passed unanimously

2. **Homeowner Request For a Variance to Article V, Section 12:** The Board members reviewed and considered the homeowner's personal correspondence dated December 15,

2009 detailing the reasons for the homeowner's request for a variance to Article V, Section 12.

Motion: Stephen moved to table the homeowner's request for a variance to Article V, Section 12. Dale seconded the motion. The motion passed unanimously.

- 3. Antennae Matter:** The Board members discussed the arguments presented by the homeowner and the Association's CC&R's governing such action.

Next Board Meeting Date

The next Westridge Place Homeowners' Association's Board of Directors' meeting was scheduled for Thursday, January 21, 2010 at 6:30 p.m. (location to be determined).

Adjournment

Todd moved to adjourn. Dale seconded the motion. No discussion. The motion passed unanimously. The Westridge Place Homeowners' Association's Board of Directors' meeting adjourned at 8:27 p.m.

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

Approved: _____ Date: _____

Approved: _____ Date: _____