



**Westridge Place Homeowners Association Inc.
Annual Membership Meeting**

October 21, 2010

7:00 p.m.

Fire Station 10

1501 NE 164th Avenue, Vancouver, WA 98684

Welcome and Introductions:

Chris Clay welcomed the homeowners in attendance and introduced fellow Board members Ron Lewallen, and Dale Tubbs. He acknowledged Bill Dalton, Stephen Liss, and Todd Crowson who were not in attendance.

Call To Order

Chris Clay called the Westridge Place Homeowners' Associations' annual meeting to order at 7:00 p.m.

Establishment of Quorum

Chris Clay stated a quorum was established with 20 homeowners in attendance and 42 proxies.

Review and Approval 2009 Annual Membership Meeting minutes - April 14, 2009

After review, with no corrections or additions, a motion was made to accept the minutes as written. The motion was seconded and passed unanimously.

Financial Status

Review of 2009 Association Financial Documents:

The homeowners reviewed the financial documents presented for the 2009 fiscal year. The Board members reported the contract for the landscape company had been put out to bid and the management company contract within the next few months would also be put out to ensure competitive pricing.

Waiver of Annual Audit (ballot vote):

The homeowners discussed the cost of an audit, the merits of an audit and the reasons for conducting an audit. Several homeowners volunteered to form a committee to review the Westridge Place Homeowners' Association's financials.

The Waiver of Annual Audit was approved with 43 votes in favor and three (3) not in favor.

New Business

Reserve Study (ballot poll):

Chris stated the Board members had a Reserve Study conducted to determine the cost of repairing/replacing the Association's property and to provide direction concerning the monies to be allocated for a Reserve Fund. The homeowners discussed the possible cost and options for addressing the fence matter. A homeowner suggested a committee should be created to address the fence issue.

Board Member Elections

Nominee Introductions

Chris Clay introduced the two candidates in attendance, Jeff Wooden and Ronil Prasad. Each candidate was given the opportunity to deliver a personal statement.

Election Results

Following the counting of the votes, the elected Board members for the 2010-11 Board of Directors were Jeff Wooden (45 votes), Ronil Prasad (45 votes) and Christina Baird-Smith (45 votes).

Recap of Year's Activities/Open Forum:

The homeowners and the Board members discussed the following topics:

- The updating of the Westridge Place sign and the replacement of the letters
- The upgraded lights at the entrance
- The Costco development and the affects on the Westridge Place neighborhood.
- Violation letters and non-compliance issues
- The repair of the Association's gazebo
- The next annual neighborhood garage sale and the formation of a Garage Sale Committee
- The excessive speeding along Westridge Boulevard

Adjournment

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The Westridge Place Homeowners' Association's Annual Meeting adjourned at 8:28 p.m.

Approved: _____ Date: Approved October 20, 2011

Approved: _____ Date: _____

Signatures on File