



Westridge Place Homeowners Association Inc.

Board of Directors Meeting

January 21, 2010

6:30 p.m.

Fire Station #9

17408 SE 15th Street, Vancouver, Washington 98684

Board of Directors In Attendance

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

Managing Agent

Leslie Willey, Association's Managing Agent, represented Northwest Management Exclusive.

Call To Order

Todd Crowson, Treasurer of the Board of Directors, called the Westridge Place Homeowners' Association's Board of Directors' meeting to order at 7:13 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 – December 17, 2009

The Board members reviewed the minutes presented.

Motion: Ron moved to accept the December 17, 2009 Board of Directors' Meeting minutes as presented. Stephen seconded the motion. The motion passed unanimously.

Committee Reports

- **Finance and Budget Report**

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

Motion: Ron moved to accept the December 2009 financial documents as presented. Stephen seconded the motion. The motion passed unanimously.

2. **Status of Delinquent Owners & Collections:** The Board members reviewed and discussed the delinquent owners report. No action taken.

▪ **Architectural Control Committee**

1. **Architectural Recap - Update:** No formal report was given due to Sam Fenstermacher's absence. The Board members reviewed and discussed the Architectural Recap.
2. **Outstanding Request:** The Board members discussed the suspended request concerning the exterior painting of a residence without ACC approval.

Motion: Stephen moved to table the decision concerning the assessment of a fine for painting without ACC approval until the February Board of Directors meeting. Ron seconded the motion. The motion passed unanimously.

▪ **Landscape Committee:**

1. **Winter Maintenance Schedule – Update:** Ron reported the landscape contract for the Association expired. He volunteered to secure proposals from at least three (3) landscape contractors for the Board's consideration at the February meeting.
2. **Fence Maintenance/Replacement Consideration:** NWME reported the need for a scope of services concerning the fence replacement prior to securing three (3) proposals.

Unfinished Business

1. **Reserve Study - Update:** Pending corrections from The Helsing Group.
2. **City of Vancouver – Bill of Sale - Update:** Stephen reported he had been in contact with the City of Vancouver concerning 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*. The Bill of Sale had been executed and the matter resolved.

New Business

1. **Homeowner Request To Waive Fine (Acct #: ***08):** The Board members reviewed and considered the homeowner's personal correspondence. The Board members determined NWME had not followed the fine schedule properly. They requested NWME waive the fine that had been assessed improperly and to apply the fine schedule as written.

- 2. Homeowner Request For A Payment Plan For 2010 Assessments (Acct #: ***17):**
The Board members reviewed and considered the homeowner's personal correspondence dated January 11, 2010 detailing the reasons for the homeowner's request for a payment plan for the 2010 Assessments

Motion: Todd moved to grant the homeowner's request for a payment plan with the stipulation that should the assessments not be paid in full by March 31st the account will be assessed applicable late fees and interest. Stephen 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, February 18, 2010 at 6:30 p.m. (location to be determined).

Adjournment

Dale moved to adjourn. Ron seconded the motion. No discussion. The motion passed unanimously. The Westridge Place Homeowners' Association's Board of Directors' meeting adjourned at 7:45 p.m.

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

Approved: _____ Date: Approved February 18, 2010

Approved: _____ Date: _____

Signatures on File