



Westridge Place Homeowners Association Inc.

Board of Directors Meeting

February 18, 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 Bill Dalton, Chris Clay, Todd Crowson, Dale Tubbs, Stephen Liss and Ron Lewallen. Sam Fenstermacher 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 6:30 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 – January 21, 2010

The Board members reviewed the minutes presented.

Motion: Ron moved to accept the January 21, 2010 Board of Directors' Meeting minutes as written. Todd seconded the motion. The motion passed unanimously.

Committee Reports

- **Finance and Budget Report**

1. **January and Year-To-Date Financial Reports:** Due to technological difficulties, the January financial statements were not available for review. The statement review would be deferred to the March Board of Directors meeting.

2. **Policy Regarding Finance Charges:** The Board members discussed finance charges assessed to accounts and the possibility of a policy to waive such finance charges at or below an agreed upon balance.

Motion: Todd moved to waive finance charges equaling \$5.00 or less on accounts with remaining balances attributed to finance charges. Chris seconded the motion. The motion passed unanimously.

- **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. They agreed in Sam's absence Chris Clay should act as the Architectural Control Committee's substitute chairperson.
2. **Outstanding Request:**

- i. **Decision To Fine or Not To Fine For Painting Unapproved Paint Colors (SE 7th Way) -** The Board members reviewed and discussed the suspended request concerning the exterior painting of a residence without ACC approval. Ron volunteered to discuss the issue with the homeowner then notify the Board of Directors with the results of the conversation.
- ii. **Decision To Fine or Not To Fine For Incomplete Landscaping Project (SE 201st Avenue) –** The Board members discussed the incomplete landscaping project and the action to be taken by the Board of Directors.

Motion: Chris moved to assess fines pursuant the Association's fine schedule for the incomplete landscaping project until the project is brought into compliance with the governing documents. Bill seconded the motion. The motion passed with five (5) in favor and one (1) abstention.

- **Landscape Committee:**

- ❖ **Landscape Maintenance Proposals:** The Board members reviewed and discussed the submitted proposals for the monthly maintenance of the Westridge Place Homeowners' Association's common areas.

Motion: Ron moved to create a new scope of services for the maintenance of the Association's common areas then request each company to submit corrected proposals due by Wednesday, February 24th. No second. The motion failed.

Motion: Stephen moved to accept the proposal from Pacific Landscape Services for a two (2) year contract. Chris seconded the motion. The motion passed with five (5) in favor and one (1) abstention.

- ❖ **Fence Maintenance/Replacement Consideration:** The Board members discussed the reasons for seeking proposals for the replacement of the fence and/or for the repair and staining of the fence along Westridge Boulevard from SE 192nd Avenue to SE 9th Street.
- ❖ **Westridge Boulevard Traffic Concerns:** The Board members discussed the potential traffic concerns related to the new Costco. They also discussed the ruts and potholes on the Boulevard caused by the school bus traffic. The Board members agreed to further discuss this matter at the March meeting.

Unfinished Business

1. **Reserve Study - Update:** The Board members agreed to defer this item until the March meeting at which time they would review the recommendations of The Helsing Group.

New Business

1. **Annual Membership Meeting Announcements** – The Board members reviewed, discussed and offered suggestions for corrections of the annual meeting announcements.
2. **Gated Community 2010 Budget:** The Board members reviewed and discussed the 2010 budget for the Westridge Place Homeowners' Association – Gated Community.
3. **Homeowner Request For A Payment Plan For 2010 Assessments (Acct #: ***22):** The Board members reviewed and considered the homeowner's personal correspondence dated January 28, 2010 detailing the reasons for the homeowner's request for a payment plan for the 2010 Assessments.

Motion: Dale 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. Bill seconded the motion. The motion passed unanimously.

4. **Homeowner Request For A Payment Plan For 2010 Assessments (Acct #: ***23):** The Board members reviewed and considered the homeowner's personal correspondence undated detailing the reasons for the homeowner's request for a payment plan for the 2010 Assessments.

Motion: Dale moved not to grant the homeowner's request for a payment plan but instead to offer to the homeowner the opportunity to bring the account for all assessments, lien charges and postage fees on or before March 31, 2010. Stephen seconded the motion. The motion passed unanimously.

5. **Homeowner Request For A Payment Plan For 2010 Assessments (Acct #: ***13):** The Board members reviewed and considered the homeowner's personal correspondence dated January 25, 2010 detailing the reasons for the homeowner's request for a payment plan for the 2010 Assessments.

Motion: Stephen moved not to grant the homeowner's request for a payment plan. Chris seconded the motion. The motion passed unanimously.

- 6. Homeowner Request To Waive Assessed Fine (Acct #: ***03):** The Board members reviewed and considered the homeowner's personal correspondence dated February 17, 2010 detailing the reasons for the homeowner's request for the assessed landscaping fine to be waived.

Motion: Ron moved to grant the homeowner's request for the assessed landscaping fine to be waived. Bill seconded the motion. The motion passed unanimously.

- 7. Homeowner Request For Assistance With Barking Dogs:** The Board members reviewed and considered the homeowner's personal correspondence dated February 18, 2010 detailing the reasons for the homeowner's request assistance with a neighbors barking dog. The Board members agreed to remind the Westridge Place homeowner of their responsibility concerning pets pursuant the Association's CC&R's.

Next Board Meeting Date

The next Westridge Place Homeowners' Association's Board of Directors' meeting was scheduled for Thursday, March 18, 2010 at 6:30 p.m. (location to be determined).

Adjournment

Todd 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 9:12 p.m.

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

Approved: _____ Date: Approved May 20, 2010

Approved: _____ Date: _____

Signatures on File