



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

October 20, 2011

7:00 p.m.

Fire Station 42

4321 NW Parker Street, Camas, WA 98607

Welcome and Introductions:

Bill Dalton welcomed the homeowners in attendance and introduced fellow Board members Ron Lewallen, Buck Milliken, Jeff Wooden and Christina Baird-Smith. He acknowledged Chris Clay and Ronil Prasad who were not in attendance.

Call to Order

Bill called the Westridge Place Homeowners' Association's annual membership meeting to order at 7:01 p.m.

Establishment of Quorum

A quorum was established with 19 homeowners in attendance and 45 owners represented by proxy.

Review and Approval 2010 Annual Membership Meeting minutes – October 21, 2010

After review by the membership and with no corrections or additions, Ron Lewallen moved to accept the minutes as written. Jeff Wooden seconded the motion. The motion passed unanimously.

Financial Status

Review of 2010 and Year to Date Association Financial Documents:

The homeowners reviewed the financial documents presented for the 2010 fiscal year and the financial documents for the months of January 2011 through September 2011. The Board members and homeowners discussed the following:

- Collection efforts for delinquent accounts
- The reason for the legal fees incurred (\$2500.00 retainer for Jesse Conway)
- The pre-paid liabilities balance stated on the 2011 year-to-date financial statements reflects the pre-paid assessments remaining for the last three months of the year.
- The two largest expenses for the Association remain to be the landscaping maintenance contract and the association management contract. Ron reported that in December 2010 both the landscape

contract and the management contract were put to bid to ensure competitive pricing.

New Business

Waiver of Annual Audit (ballot vote):

The homeowners discussed the estimated cost of an audit (\$5000.00), the merits of an audit and the reasons for conducting an audit. Steve Liss moved that the Board members should be heard or should request Bill Dalton to not vote the assigned proxies to the Chairman of the Board of Directors on Ballot Item #1 – Annual Audit Waiver. No second. The motion failed.

Nominee Introductions

Bill introduced the four candidates, Heather Bohannon, Buck Milliken, Dan Walls and Bill Dalton. Each candidate was given the opportunity to deliver a personal statement. Bill requested nominations from the floor. Hearing none the members voted.

Ballot Results

Ballot Item #1- Agree to Waive 2010 Audit: Yes 21 votes
No 31 votes

Ballot Item #2- Election of Four (4) Board Members:

Heather Bohannon (52 votes)
Bill Dalton (52 votes)
Buck Milliken (52 votes)
Dan Walls (52 votes).

Recap of Year's Activities/Open Forum:

The homeowners and the Board members discussed the following topics:

- Signs in the Westridge Place community – the CC&R rule, the enforcement of the rule and an amendment to the rule
- Enforcement of the CC&R rules – who can notify the managing agent of a violation
- Homeowner fences bordering the Westridge Boulevard – Gloria Pappas volunteered to create and chair a special committee for the fence matter.

Adjournment

Bill moved to adjourn the meeting. Ron seconded the motion. The motion passed unanimously. The 2011 Annual Membership Meeting of the Westridge Place Homeowners' Association was adjourned at 8:28 p.m.