

10/12/06 @ Su's

Gerardo

Phil

Richard

Laura

Ana

Beverly

ARC agrees w/ light color for fence outside - any color inside  
3 year (G, R, L)  
1 year (Phil)

Also bring entire issue up again at March general mtg

Regarding cost - Bev req HOA to cover.

- will propose in March specifying specific lots/fencing/inside vs outside, etc.
- no current clear definition in CCRs
- maintenance would also require dues ↑
- incorporate reimb for Bev's paint this year

Bev motion:

Move to do 1x paint + clean/repair for all 116<sup>th</sup>  
up to \$5k - & req homeowners adjacent to cover  
inside cost

Unanimous for no motion to 2<sup>nd</sup> - full Board agrees  
Issue needs to be brought forth to the full Board

G alt. motion -

at March G to propose a maintenance plan for the  
specific entryway fences (maintenance & structure)  
with options related to cost

2<sup>nd</sup> ed & voted unanimously to bring to HOA

G will write him a note regarding decision  
 Homeowner req. driveway addition - issue req. <sup>city</sup> permits, burial utilities,  
 run slab (paving stone) - <sup>propose</sup> get permit first and we would re-review  
 R Motion - If permit obtained & utilities mark, ARC will re-review - explore  
 alternatives: extend garage & state our criteria  
 2<sup>nd</sup> read + voted & unanimous  
 Monument condition - mossy, black, missing bricks  
 → needs power washing

- Subdivision issue re lot - <sup>Ramari</sup> claims 'grandfather' clause  
 proposal for similar house 2 story, 3 car, etc  
 lot w/in city requirements

Motion: G - to not re-evaluate issue of subdivision as  
 intention of CCRs are clear regarding no subdivision  
 regardless of lot size or city compliance  
 2<sup>nd</sup> read & unanimous

LAH will take on Treasury duties upon R's departure  
 until general election

Motion: Propose adding criteria for landscape maintenance  
 to annual agenda

@ \$13.4 vs \$14.6 before Nov/Dec Exp @ \$15.6 vs \$14.6 budget  
 in landscaping for year

- \$650 for shrubs & perennials related to next years budget  
 hard to find plants  
 no \$200/qtr for beds (fert.; pruning, etc) - Bev doing  
 season → they are planting  
 s/b done for this year except maintenance  
 beds have perennials so ongoing s/b minimal

Motion - to accept reimbursement for one time change for  
 shrubs but in future phase communicate in advance  
 2<sup>nd</sup> read  
 ~ \$1200 for plants/shrubs  
 & unanimous

116<sup>th</sup> monument lighting as plan proposed

Motion to accept proposal + move fwd on  
the revised high voltage lighting

2<sup>nd</sup> rd and approved unanimously ~ \$3100-

+ ~\$300 for power wash + moss treatment to monuments

Enforcement - proposal to record procedure in bylaws  
+ make proposal @ annual mtg.

- ARC to formalize appeal process - they'll update form

- still no action taken / table for next year  
use \$ for landscaping/lighting



or street sign -

Phil will take - I'll email him req. + locations

Review of budget

Website - added disc board + updates ~3 hrs @ 65 extra work

new owner of Davis house has agreed to pay past  
dues (excl. late fee)

Davis mortgage holder had excess funds  
dual loan loan b/c of WA

Steingold - atty fee will be added too - we'll get full \$ 1200+

Stewart  
Mr. Skotnick -  
he'll be off hook

Goals for HOA

① enhanced participation

- Agenda - communication - signs or plexi for mail stations  
ARC est cost

last wk March -

LAH to schedule w/Hazdwood  
reel cars & timing

Norma Jean willing to identify prob homes again  
LAH to send notices

R will re-send homeowner listing