

Lake Washington Ridge Homeowners Association
2015 Annual Meeting
March 18, 2015 – 7:00pm
Hazelwood Elementary School

Agenda: A written agenda was posted to the website in advance of the meeting and distributed at the meeting.

Attendance: Three board members were present (President – Richard Mellon, Treasurer – Koper Wong and Chief Technology Officer – Tara Hopwood) Secretary Regina Aiello was absent. 22 individuals representing 18 homes were present; an additional 45 votes were represented by submission of online proxy. Attendance and proxies were sufficient to constitute a quorum.

The meeting was called to order by Richard Mellon at 7:07pm
He expressed apologies for delay in distribution of this year's assessment notification. Prospectively, the board intends to resume distribution of the assessment and meeting notice in January; assessment due dates will be in late February (as in previous years).
One consideration for 2016 will be the addition of an additional response line to the proxy form to capture those intending to attend the annual meeting. All residents will be asked to respond.

Financial Report

Koper Wong reviewed a proposed budget for 2015. Information included a comparison to the 2014 budget and actual results, as well as a 10 year projection of cash flows.

The Association's cash balance as of 1/1/15 was \$40,704. Budgeted revenues of \$35,700 and expenses of \$31,400 for 2015 would result in a year-end cash balance of \$45,004.

In response to questions, it was confirmed that a projected increase in expenses over 2014 was attributable to inflation as well as estimates for discrete items (such as an anticipated increased attendance at a summer social), and that any costs associated with a new resident welcome package were not included. Baseline inflation is assumed to be 3% each year. The Board continues to support a financial objective of maintaining a cash reserve equal to at least one year of operating expenses.

Bob Geary responded to questions regarding the expense of watering common areas and lighting of entry monuments. No changes to existing practice are contemplated at this time.

The Board recommended approval of the budget as presented. A motion to approve the budget was made by Bob Geary and seconded by Mary Daniels. The motion passed without opposition or abstention.

Landscaping

After many years of service, Bob Geary has announced his intent to resign his position as Landscape Committee Chairman. On behalf of the Association, the Board conveyed appreciation for his contributions.

Bob described the responsibilities of position for the benefit of prospective members. The Association has a very capable landscape contractor (Greenway) who needs little supervision. The committee position entails periodic assessment of needs and communication with the contractor. In response to questions and concerns about a couple of instances of trees and shrubs blocking traffic signs and restricting visibility, Bob indicated he would follow up with the city engineer.

Attendees were encouraged consider joining the Landscape Committee, and to speak with their neighbors about doing the same. There were no volunteers among the meeting attendees.

It was mentioned that an email reminder will be sent out to all HOA members in the next 2 weeks for the purpose of encouraging homeowners to look after the exterior appearance of their properties (both yards and structures).

Architectural Review Committee

Attendees were informed that the Chairman of the Architectural Review Committee, Fred McCabe, has resigned that position in conjunction with a move out of the community. The Board expressed appreciation of his service in that role.

Committee member Darlene McMurray announced that her husband Gregg McMurray had agreed to join and chair the committee. Together, they reviewed the process for seeking the committee's approval of proposed changes, most of which involve roofing and painting.

It was acknowledged that the committee's decisions to approve (or deny) painting requests were subjective in the absence of specifically designated color choices or prohibitions. Further, it was noted that the Association lacks remedies in the event of non-compliance with Covenants, Conditions and Restrictions (CC&R's) relating to Architectural Control.

Recognizing that the Association has had no significant problems with architectural choices to date, no action was proposed at the current time. If a need for more specific guidelines or remedies arises, it will be brought to the membership for consideration.

There was also discussion regarding the need to request approval to repaint with an existing color; it was agreed that all repainting requests should continue to be routed through the committee.

Summer Social

Tara Hopwood discussed the success of last year's summer social that was organized by Tina Perkins and herself. In light of a favorable response to that event, the Board supports plans for another social this summer.

As both Tara and Tina have constraints on their availability to organize this year's event, it will require the participation of new volunteers. Members were encouraged to contact either Tara or Tina in that regard. Additional discussion included timing options; the possibility of a mid-August date (after the National Night Out) will be considered.

New Resident Welcome Package

A proposal to develop a welcome package for new residents was introduced; discussion included various options for such a package. Bob Geary volunteered to take the lead on developing something.

Member Communications

Attendees were reminded that the association has evolved to a primary reliance on email communications with its membership. While this approach seems to be the most efficient and effective approach at this time, it is appropriate to be mindful of other options as communications tools continue to evolve. In this vein, it was suggested that an application called Nextdoor might warrant consideration.

Newcastle City Liaison

The city recently hired Wendy Kirchner as its community activities liaison. Wendy was slated to speak at the meeting but was unavailable owing to a family matter. Richard Mellon provided brief comments on her responsibilities and suggested she would be a good contact for city-related inquiries. He indicated her contact information would be posted to the association's website.

Newcastle Police Department

Deputy Kathy Decker spoke to the attendees about a variety of community safety matters. Her comments promoted constructive discussion on a number of topics.

She noted that Newcastle has 6 officers, covering the city 24-7 with overlapping hours when more than one officer may be needed (evenings).

Homeowners were encouraged to call 911 for emergencies in the event of ongoing suspicious activity. If unsure as to whether the matter qualifies as an emergency, err on the side of calling the emergency number and letting the dispatcher decide. For all non-emergency issues, call 206-296-3311.

She encouraged attendees to keep an eye out in our neighborhood. If a resident with exterior cameras or video recording devices captures any suspicious activity, they are urged to call the police. (The police department regards homeowner use of video cameras favorably, but cannot recommend specific makes or models.) More generally, it is appropriate to contact the police to call attention to any suspicious activity in the community.

It was noted that solicitors must have a city-issued permit. If a homeowner does not wish to speak with a solicitor, Kathy suggested an active expression of discouragement without opening the front door (words to the effect of "I don't speak with solicitors"). Such an approach would convey the owners wishes and make it clear that the residence is occupied.

Board Positions

It was noted that all four of the current board members are entering the final year of three year terms. The board feels it would be desirable to return to a structure of overlapping terms (an approach called for in the association's bylaws). This would allow for greater continuity as experience and knowledge would be passed along over the course of a year or two. To that end, the board asked members to consider volunteering for two new positions at this time; one to serve a term of two years, the other to serve a term of three years. There were no volunteers at the meeting. Attendees were encouraged to speak with their neighbors and encourage them to consider participating in the association's governance.

Adjournment

There being no further business, the meeting was adjourned at 8:45pm.