

Lake Washington Ridge Homeowners Association

2010 Annual Meeting Minutes

Location: Newcastle City Council meeting room

Date: March 24, 2010

Attendees: All Board members in attendance (President – Leighton Lien, Vice President – Vince Wallace, Treasurer- Jason Nap). Homeowners in attendance: 17. Homeowners represented by proxy: 30. The total of 47 represented homeowners constitutes a quorum.

Meeting was called to order at 7:05pm by LWRHOA President Leighton Lien. 2009 annual meeting minutes were reviewed. Motion to approve minutes was made, seconded and passed.

At this time we have 101 of 119 email addresses for homeowners. Please provide accurate emails to LWRHOA.

Vice President's Report

No City Council updates. City Council members Simpson and Crispo now send out bi-monthly emails to Newcastle residents informing them of City Council activities. If you wish to be on these email distributions, log onto the Newcastle City web site (http://www.ci.newcastle.wa.us/ch_city_council.asp) and provide your email to either City Council person Simpson or Crispo. This communication partially replaces the Communication Director's role of which the City of Newcastle did not retain for 2010.

Newcastle residents can also sign up for city notices (Council minutes, e-alerts, Public Meeting Notices and/or Newcastle City employment opportunities). This can be accessed at: http://www.ci.newcastle.wa.us/cu_sign_up_for_notices.asp.

Treasurer's Report

On Jan 1, 2009 there was a cash balance of \$14,167.23. One of the goals for 2010 was to increase the cash balance reserves. This goal was accomplished with a cash balance of \$18,249.23 for 2010. The development has 119 homeowners. Some of the dues are waived to cover reimbursement of expenses for watering of common areas and other similar expenses private homeowners are charged on behalf of LWRHOA.

As of today, there is \$2,500 in outstanding dues.

\$250 from 2007
\$250 from 2008
\$750 from 2000
\$1250 from 2010

Landscaping expenses were a little higher than budgeted due to a delay in adjusting the Greenway contract. During the 2009 season it was agreed to have Greenway mow/maintain common areas and grass areas in front of monuments twice monthly, which would reduce monthly Greenway contract costs by approximately ~\$200. Due to the late implementation of the contract change, the costs were slightly higher than budgeted.

The monuments were cleaned and repaired - there were large cracks in the west entrance monuments and loose bricks on the south monument for repairs, moss removed with general cleanup and brickwork sealed. The cost for monument cleanup and repair was \$2500.

In 2009 \$6,000 was allocated for the installation of electrical meters to provide lighting for the west entrance monuments in Division I. This money was not spent due to installation issues that caused the estimated costs to be more than the approved amount (\$8000 - \$10000). Part of those special project funds were allocated for painting of the mailbox stanchions (\$1500) and monument cleaning discussed above (\$2500).

Administrative expenses were high in 2009 due to the printing of CC&R's for the voting of the changes. The administrative expenses should be normalized this year given we have no major requirements for printing and we are migrating to an email only notification process. Each homeowner should ensure that we have accurate information regarding email contact.

2010 Budget

General landscaping expenses will be \$13500 this year. This incorporates the changes implemented in the Greenway contract in 2009.

Treasurer reviewed all categories of the 2010 budget. No significant changes.

There was a motion and second to approve the 2010 budget – vote passed.

Landscaping Committee Report

The landscaping committee provided a report on current landscaping requirements and some future opportunities to migrate to a xeriscape landscaping architecture. This report was reviewed by the LWR board prior to the presentation to the homeowners.

The report contained all of the locations that require landscaping needs by the associations Landscape committee. This generated discussion regarding what was city owned and maintained and what was the full responsibility of the Association. It was determined that the large grass common area on 116th Court

SE is owned by the city but LWR is allowed to maintain its appearance. The mid-size grass common area on 121st Avenue SE is a native growth area owned by LWR.

There are:

5 monuments. 4 located on private area lots with HOA easements. 2 main entrances have water available by homeowners (LWRHOA reimbursed). 2 monuments have no water available.

1 monument located on City parcel. Water is available from LWRHOA owned meter.

The meeting was open for discussion on moving to a xeriscape landscaping architecture. The landscaping report presented 3 options:

Option #1: Keep current maintenance agreement and maintain reimbursement agreements with homeowners. Note: Not all homeowners have an agreement with LWRHOA to be reimbursed; therefore, no water is available on the NW monument area at the LWR entry from 116th Ave.

Option #2: Re-landscape monuments to xeriscape. This will require 2 years of watering to get new planting established.

Option #3: Re-landscape monuments and grass common areas to xeriscape. This will require 2 years of watering to get new planting established.

Open Discussion

Lots of discussion regarding costs, transition, and condition of existing grass common areas and whether or not it made sense to move in this direction. Suggestions were made to allow the grass common areas to go “brown” during the summer months but still fertilize and maintain chemical treatments to ensure weeds and other non-grass fungus does not begin to further infect the areas. It was brought to everyone’s attention by the landscape committee that the grass common areas are more moss and infected with disease and would require maintenance to get the grass areas back to normal. Should the money be invested in re-establishing the grass or moving to a new landscape architecture?

During this discussion lighting was brought up. In 2009, \$6000 was budgeted to install lighting at the 116th Ave entrance. After consulting with contractors, the estimated cost was greater than the budgeted amount so lighting did not get installed. A motion was made and seconded to vote on whether lighting should be installed in 2010. The vote was 26-12 to not install lighting (9 proxy votes assigned to the Board were not voted). This vote was done under protest as some homeowners objected to revoting as installation of lights was approved in 2009 – the board felt that a revote was warranted as the scope of the project increased beyond that presented for the 2009 vote resulting in additional costs.

A motion was made to move forward with Option #2 to re-landscape the monuments as a trial case for moving to a xeriscape landscape design. During follow on discussions it was brought to everyone’s attention that there is not a homeowner’s agreement for reimbursement of water with the LWRHOA and therefore any planting would be at a high risk of dying given no water will be available.

With this, all discussion of the options were tabled given there is no water reimbursement agreement. A motion was made and seconded to vote on whether the lawn area on 121st Avenue SE should be watered and fertilized or be allowed to go brown – the vote was 36-11 to maintain that lawn area as in 2009, resulting in Option #1 being the landscape selection for 2010.

A resolution needs to be found to remove private homeowners from the burden of water and electrical to support LWRHOA requirements.

Moving into 2010 LWRHOA does not have a Landscape chairperson or any members on the Landscape committee. This was another concern brought to the homeowners and provided consensus that Option #1 made appropriate sense for 2010.

Other Business

LWRHOA President brought up the topic of mailboxes – during mailbox updates in 2009 it was seen that several mailbox stanchions are structurally deteriorating and may need repaired/replaced in the near future. Discussions with the post office indicate that our current mailboxes are not very secure and they recommend a more secure commercial structure (13-16 unit free standing Cluster Box Units with out-going mail slot and parcel box). The point of the discussion was to find out if homeowners preferred the look of the current mailbox structures or would want to go with the USPS recommended units (which may be the only option they will approve for replacement). The proposal was that if any mailbox stanchion needs to be replaced, the board would be authorized to replace that structure with an USPS approved commercial unit; once a percentage of stanchions had been replaced by attrition, money would then be allocated to replace the balance to ensure a uniformed look across the development. Proposal was approved by acclamation.

A motion was made and seconded to have the association pay for the painting of the exterior of the fence along the 116th Ave entry into LWR provided that the three homeowners who own the fence agree on a color and get ARC approval. Motion passed. There was some discussion that this project may be advertised as a community project for homeowners to volunteer.

LWRHOA board does not currently have a Secretary and the Treasurers 3 year term is up. Volunteers were requested to fill the slots available – Bill Erxleben and Bob Geary volunteered and approved by acclamation. For 2010, the board members will be:

Leighton Lien
Vince Wallace
Bill Erxleben
Bob Geary

Board positions will be determined at the first board meeting.

One volunteer signed up for the architectural committee.

Social committee – volunteers needed!!

Landscape committee chairperson and members - volunteers needed!!!

Meeting adjourned at 9:35pm.