

**LWRHOA Annual Meeting**  
**March 28, 2006**

Location: Kennydale Elementary (formerly Hazelwood, small gym)  
Time: 7:00 – 9:00 pm

Board: President - Garry Thompson  
Vice President – Gerardo Hueto  
Treasurer – Richard Bates  
Secretary – Laura Hogland

Attendance: 16 homeowners present (including Board)  
41 proxies

- President welcomed the homeowners in attendance and opened meeting with a reading of Homeowner’s Association mission and introduced of the current Board members.
- Vice President’s Report
  - Speeding – There continues to be an issue with vehicles speeding through the neighborhood causing concern, particularly for kid’s safety near bus-stops. Additionally, drivers are by passing the speed bumps by driving around them up onto the sidewalks.
  - Fireworks ban – The Board solicited feedback from the homeowners regarding a potential ban of fireworks. Those present were in favor of pursuing the ban to ensure property is protected.
  - Updates regarding the City of Newcastle meetings. The VP attends the community meetings and invited the homeowners to attend if they have any interest or to ensure they notify the Board of any concerns they would like brought on their behalf.
  - VP took action item to follow-up with the City of Newcastle on both the speeding and fireworks issue.

- Treasurer's Report

- Review of 2005 expenditures and explanation of overages provided.
- Dues update – Nearly all homeowners are current with dues. There are two homeowners with 2006 dues remaining outstanding and dunning notices are being sent. There is one homeowner with dues outstanding from 2004 forward and the HOA is in the process of proceeding with a lien on the property for balances past due. There is no proposed change in fees for 2007.
- Presented proposed budget for 2006.

- Website

- The under-utilization of the web-site continues to be an issue. The HOA needs to utilize it or eliminate it.
- Suggestion from homeowner to post the meeting dates/locations on the site for reference.
- Board will assess the options for improving the site.
- Reminded homeowners to provide referrals for posting as a resource for the neighborhood.

- Committees

- Secretary reviewed current committees and current member listings.
- Request made for interested volunteers to contact the Board or Committee Chair.

- Architectural Review Committee (ARC) Report

- Chair announced resignation from Committee and reviewed purpose of Committee.
- Reminded homeowners that in 2005, composition roofing was approved. It now has improved longevity and new styles with greater appeal. Tile roofs are allowed as well.
- Reiterated that all changes (roofs, fencing, paint, additions, etc.) need ARC review and approval prior to work beginning. Ensure all neighbors comply and let the ARC know of any work going on.
- The ARC request form is located on the website.

- Landscape Committee Report

- Landscape Chair was not present so expenditures were presented by the Treasurer.
- 2006 budget includes \$5,600 for continued improvements at the 116<sup>th</sup> entrance and plantings at all monuments. There was consensus from all in attendance that the lighting at the monuments needs to be addressed and that the selection should be respectful to the homeowners near the lighting (e.g. – down-lighting or covered).
- Greenway services are budgeted at \$14,600 for the year and include maintenance of the common areas.

- Social Committee Report

- There were no members from the Social Committee present.
- The Secretary reviewed the two key events managed by the Social Committee. The Easter egg hunt is scheduled for April 2<sup>nd</sup>. More information regarding the Summer picnic will be issued once plans are firmed up.

- General Issues

- Mailbox Clean-up – The Board received a request to clean-up the mailbox stations throughout the neighborhood..paint, removing staples, post 'no soliciting' signs, etc. Funds are included in the 2006 budget.
- CCR Enforcement – The Board solicited input regarding enforcement of CCRs (for example, yard maintenance). In 2005, notices were issued for lack of compliance but the HOA currently has no recourse to take further action. The majority of attendees consented for the Board to seek legal advise regarding our options.
- Garbage – President requested homeowners to bag all garbage prior to disposal to help minimize the amount of loose garbage around the neighborhood.
- Trailer and Boat Parking – Reminded attendees of CCRs regarding parking. No major concerns were identified other than the one trailer tied to a tree which has been an issued for an extended period.
- Neighborhood Watch – With little interest, we've been unable to kick-off a formal program. Reminded homeowners to just be aware of suspicious activity and report it to the authorities.

- 2006 Budget

- 2006 budget reviewed for approval by the homeowners. The proposed budget totaled \$29,200.
- A motion was made to approve the budget as-is. Then a second motion was made to remove the \$2,500 fencing allotment pending further investigation. The fence issue was discussed (see below). Then the motion to approve the budget excluding the \$2,500 was seconded and voted unanimously for approval. The 2006 budget is \$26,700.

- Fence on 116th

- Road maintenance and construction on 116<sup>th</sup> in 2005 resulted in the removal of landscaping in the front of the subdivision and exposed the homeowner's fencing.
- There's been a request from an affected homeowner for the HOA to paint, stain or replace the fencing to improve the aesthetics of the neighborhood.
- Key points on this issue include:
  - \* The fencing was initially installed and painted (in non-compliance w/CCRs) by the developer when the subdivision was being built.
  - \* Location of the fencing – on homeowner property or on common property?
  - \* Responsibility of HOA, if any, for maintenance of fencing.
  - \* Is there any obligation to maintain portions not exposed to common area (eg – the inside of the fence facing the private back yard)?
  - \* Are there other fences that would fall under HOA responsibility?
  - \* The Landscape Committee obtained quotes for painted and is proposing \$8,500 for the work (only \$2500 was included in the proposed budget).
- After discussion, the majority concurred more information was needed and that the issue should be resolved by the ARC after the questions are answered.

- Board/Committee Members
  - The President's term is up and a new member of the Board is needed. Phil Farmer volunteered – he was nominated officially and then voted in unanimously by the attendees.
  - Also a new ARC Chairman will be needed with the resignation of the current Chairman. Anita Thompson volunteered for the ARC. It was determined the Chair would be determined by Committee members at their first meeting.

The meeting was adjourned.