

Lake Washington Ridge Homeowner's Association Board Minutes

Date: 25 April 2006
Location: G Hueto's House
In Attendance: Gerardo Hueto – President
Phil Farmer – Vice President
Richard Bates – Treasurer
Laura Hogland – Secretary
Garry Thompson – (Outgoing) President

- First order of business was to elect the Board positions for the current year. Nominations were made and elected unanimously as follows:
 - Gerardo – President
 - Phil Farmer – Vice President
 - Richard Bates – Treasurer
 - Laura Hogland – Secretary

- Garry presented a challenge to the Board to set objectives for the 2006 year and to have some accountability for achieving those objectives.

- Gerardo outlined the key areas for focus in the upcoming weeks:
 - Speeding
 - Fireworks ban
 - Fencing issue (116th, in particular)
 - Researching enforcement of CCR violations and establishing procedures for following through on identified violations/issues.
 - Website

- President took action item to follow-up with the City of Newcastle regarding the fireworks ban and speeding issues.

- A suggestion was put forward to look into adding protected notice boards on the mailbox stations where the HOA and Committees can post notices to the community. The ARC will need to determine cost/feasibility when estimates for the clean-up work is initiated.

- The Board discussed issuing a reminder via mail to homeowners regarding yard maintenance, CCR compliance, etc. In the past, we've had minimal communication with homeowners throughout the year. It was determined we would issue regular notices throughout the year via a newsletter format to keep the homeowners updated on issues. The President will draft the newsletter and the Secretary will take care of the mailing.

- Treasurer took action item to follow-up with an attorney to have the CCRs reviewed and determine the HOA's allowable actions regarding enforceability for non-compliance.
- President will remind ARC to get Chairman in place and to review Committee members. Members need to be active. Also, remind ARC that they will need to address the fence issue as a priority this year.
- Website
 - Secretary will forward the Board meeting minutes to the web manager for posting.
 - Secretary will also forward e-mail address to web manager to be contact for all incoming mail from the website.
 - Reminded members to post recommendations so site will become a better resource and to solicit neighbors e-mail addresses so the HOA can communicate electronically to save money on mailings.
- A homeowner on 76th St made an inquiry to the Board regarding the possibility of putting up a 'Street Not Thru' sign at the entrance of the 76th St cul-de-sac. This is the one cul-de-sac in the subdivision that winds back a bit so it is not evident from the cross street that it ends and they want to cut down on traffic due to the number of kids on the street. The Board believes this is a City of Newcastle issue and the Treasurer took an action item to follow-up to see what the procedure would be to obtain this.
- Treasurer Report
 - Received \$300+ maintenance bill from Greenway that seemed a bit high – he will follow-up with Landscape Committee Chairman.
 - The lien has been filed on 7616 122nd Place property for non-payment of dues from 2004 forward. Balance outstanding as of the meeting date is \$1227.24.
 - Dunning notices have been sent to the two other homeowners that have 2006 dues outstanding – both on 76th Street.
 - Treasurer and Secretary were reimbursed for expenses incurred for Board business.
 - Financial statements reviewed.
- VP agreed to attend the community meetings. The one on April 26th would still be attended by the Treasurer due to short notice.

- VP noted that in conversations with non-LWR homeowners affected by the construction on 116th it seems the City covered replacement work on their properties. The President took action item to follow-up with the City again to see if we can recover any costs for the work the HOA did on updating the common area affected. The VP will provide some more specific details we can site as examples.
- Next Board meeting tentatively scheduled for the last Tuesday in July at the Hogland house.