

Lake Washington Ridge Homeowners Association

## 2012 Annual Meeting

Location: Hazelwood Elementary School commons

Date: 15 March 2012

Time: 7:00pm

Attendees: Two board members were present (President – Leighton Lien, Treasurer – Bob Geary). 8 homeowners were present and 40 homeowners represented by proxy (23 assigned to the board and 17 assigned to the majority). The total of 48 homeowners represented constitutes a quorum.

Meeting was called to order by Leighton.

Minutes from 2011 annual meeting were reviewed and approved.

2011 budget results and proposed 2012 budget were presented by Bob. Bob showed a 10-year plan with expenses increasing 3% per year, 2012 dues at \$275, 2013/2014 dues at \$300 and 2015 and beyond dues at \$250 still keeping a reserve of 30000 at the end of 2021. Specific items questioned on the budgets were the insurance cost (1/2 of 2011 costs were paid in 2012, making 2012 amount look excessive) and \$16179 cost for 2011 plant maintenance and special projects (approximately \$9500 over budget caused by blackberry removal effort in common area on south side of SE 77<sup>th</sup> Place [tract H] and extra watering efforts required by new plantings at west entrance). Motion to approve budget was made, seconded and passed.

Landscape issues were discussed in greater detail. Bob had worked with the city to get approval for removal of blackberries in tract H but at our expense, but noted that a short time later the city had detention crews working in other areas of the city doing the same thing at city expense. He is hopeful that in the future the city will provide labor for similar efforts and may help with planting that area to reduce regrowth. There was a tree knocked down in the common area on the north side of SE 75<sup>th</sup> Place due the recent snow/ice storm that Greenway could not save and cut down; it took a couple of visits for them to remove the stump acceptably. A drip water system is set up along the fence on 116<sup>th</sup> Avenue SE to support plantings in that area for 2012. Bob has been working with Greenway to get plants that grow well in specific entrance area to replace those that don't. A question was raised about the appearance of the fence along 116<sup>th</sup> Avenue; it was noted that there is still an approved vote from 2010 for the association to pay for the painting of the exterior of this fence if all three homeowners who own the fence can agree on a color and get ARC approval.

Bill Erxleben had submitted a Vice-Presidents report that was read in his absence. His report discussed improvements being made around the city, the stable financial position of the city for now. He also noted the city funded project to replace the rockery and install sidewalk along 118<sup>th</sup> Avenue SE. There was a comment that there will be another vote in April concerning building a middle school on the old Hazelwood property – the vote in November did not pass with 58.6% approval.

Under new business, a motion was made to increase the 2013 and 2014 dues to \$300 with dues returning to \$250 in 2015 specifically to fund replacement of mailboxes and seconded. Motion passed.

Additional discussion was entertained on the mailbox replacement. The specific units being considered are all metal units with 13 individual mailboxes and 1 package box; this are the main type of units currently approved by the post office and installed in other adjoining areas (our current mailbox units would not be approved by the post office anymore). The plan is to replace our 15 mailbox stanchions with 11 units, so there will be some consolidation of stanchions that currently have only a few mailboxes. New units will be placed where current stanchions are located due to ADA requirements for sidewalk access that have already been performed. Color of units will be coordinated with the Architectural Control Committee. Bob had received informal quotes previously at approximately \$2000 per unit installed. The plan is to have a Homeowners association mailbox in one of the units based at an address of one of our common tracts to replace our current mailbox at the UPS store (cost per letter received is currently excessive). Motion was made and seconded to install new mailbox units in 2012 if possible. Motion passed.

It was noted that Dan Kellogg is leaving the Architectural Control Committee after serving several (four?) years as its chairman. There are currently three homeowners on the committee and Fred McCabe was selected by the committee as its new chairman.

It was noted that the board is always looking for new members to replace outgoing officers. No volunteers were conscripted. The board is also looking for somebody interested in coordinating our webpage.