

Lake Washington Ridge Homeowners Association

## 2013 Annual Meeting

Location: Hazelwood Elementary School commons

Date: 26 March 2013

Time: 7:00p

Attendees: Three board members were present (President – Leighton Lien, Vice President – Bill Erxleben, Treasurer – Bob Geary). 10 additional homeowners were present and 24 additional homeowners were represented by proxy. The total of 37 homeowners represented does not constitute a quorum; the decision was to continue the meeting with the assembled group and to reconvene at a future date once additional homeowner representation was secured.

Meeting was called to order at 7:07 by Leighton.

Minutes from the 2012 annual meeting were reviewed and approved.

Bill Erxleben presented the Vice-Presidents report. Bill discussed status on several projects in work around Newcastle: proposed housing development near Lake Boren, proposed development of Mutual Materials site (would include single family housing, apartments and some retail), the Newcastle Middle School due to be ready for occupancy in Fall 2016, Bellevue work on the trail along Coal Creek north of the city that will impact traffic in downtown Newcastle. As an outgoing officer, Bill recognized Bob Geary for his extensive contributions to the homeowners association.

Bob Geary presented the landscape committee report. Not much new landscape work besides normal maintenance in 2012 due to work on installing mailbox stanchions. General maintenance will continue to be the greater part of landscape budget going forward, although \$4000 has been earmarked in the budget for the next few years that will be spent mainly on tree trimming and island maintenance. Many of the cul-de-sac islands have dead trees, etc after 20+ years since the islands were just placed on top of the asphalt street and don't really have the dirt depth to support growth of larger plants; there was some discussion on if it made sense to dig out the island to remove the asphalt base with the response that it would be prohibitively expensive and may need city approval, so would be impractical. Any large dead trees in islands will be removed in 2013 and two or three islands will be picked each year to replant to appropriate vegetation.

Bob Geary presented the treasurers report. 2012 results show ~\$20000 cash balance, lower than planned as the mailbox installation was pushed into 2012 instead of waiting. Bob showed a 10-year projection that with annual dues going to \$300 in 2013 and 2014 as previously voted (to support installation of mailboxes) and returning to \$250 in 2015, would expect to have a surplus of one years dues in 2023. No previous years dues are outstanding at this time. Richard Mellon audited the books. A non-binding (due to quorum limitation) motion to approve the treasurers report and 2013 budget was made, seconded and passed unanimously.

Architectural Control Committee head, Fred MaCabe was not able to attend the meeting. His subsequent report indicated that in 2012 there were 4 change requests for roof replacements, 2 for fence replacements, 1 for exterior paint and 1 concerning a 'for lease' sign. Fred indicated he would be willing to head the ACC again in 2013 which was accepted.

Discussion on what can be done to increase participation with the homeowners association and get more volunteers for board and committee positions. Ideas ranged from resurrecting the social committee (that hasn't been active for at least 5 years), having outside speakers at the annual meeting (police department/block watch was one suggestion), having a drawing at the annual meeting (suggestion of giving each homeowner present in person a chance to have that years dues refunded), paying board members (not allowed in our by-laws). There are currently three board positions open – Bill and Leighton are leaving and one position was previously vacated; a call for volunteers to serve on the board resulted in one volunteer on condition that an outside management firm be retained to provide day-to-day oversight of hoa activities (this offer was declined as cost of outside management is at least \$12000 per year and a full board is still required to oversee hoa activities per by-laws) and one volunteer for secretary with the condition that Bob Geary continue to serve (thanks Regina Alello). Bob indicated that he would continue to search for volunteers. Tina Perkins volunteered to provide 'marketing' assistance in improving our community outreach efforts.

Additional discussion was brought up concerning Travore tree trimming rights on lots 1-67 in division 1. There was no new information presented beyond that in previous board minutes.

No additional new business.

Meeting was adjourned at 8:20p until additional proxies are secured.

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#### Continuation of 2013 Annual Meeting

Location: Bob Geary residence

Date: 4 April 2013

Time: 7:00p

Attendees: One board member was present (Treasurer – Bob Geary). 43 additional homeowners represented by proxy (33 assigned to the board, 5 to the majority, 4 to Bob Geary and 1 to Leighton Lien). The total of 44 homeowners represented constitutes a quorum.

Resumption of the annual meeting was called to order at 7p.

Election of the Board of Directors – in addition to Bob, 4 homeowners have volunteered to serve on the board: Regina Aiello, Tara Hopwood, Richard Mellon, Koper Wong. Motion to approve the slate of board members was seconded and approved in a unanimous vote. The board will meet on 1 May 2013 to elect specific offices.

Motion to approve the 2013 budget as previously presented was made, seconded and unanimously approved.

Meeting was adjourned at 7:05p.