

Lake Washington Ridge Homeowners Association

2014 Annual Meeting

Location: Newcastle Library

Date: March 19, 2013

Time: 7:00pm

Attendees: Three board members were present (Treasurer – Bob Geary, Vice President – Richard Mellon and Chief Technology Officer – Tara Hopwood) (Unable to attend: President - Koper Wong and Secretary - Regina Aiello) 12 homeowners were present, and an additional 38 represented by proxy (12 paper, 26 online). We have enough proxies to constitute a quorum.

Meeting was called to order by Bob Geary at 7:05 pm

Secretaries report: No report (secretary not present)

Landscaping: Bob Geary indicated there was nothing out of the ordinary. In 2013 we re-barked 50% of the common areas. The other 50% will be barked in 2014. Some large dying trees were taken down in the common areas in 2013; plantings for these areas will continue to be a challenge (Notes from 2013 annual meeting indicate islands were placed on top of asphalt street and don't have depth to support growth of larger plants – digging out asphalt is cost prohibitive). Landscaping costs continue to range between \$3000 to \$4000. Tree height restrictions for lots 1-67 of Division I are unchanged; please notify a board member if you have any questions or concerns regarding tree heights and your rights as a property owner.

Treasurer's Report: The HOA has 2 water meters, and we pay for some or all of the water bills for 3 households since their water is used to water common areas. We need final written approval from 1 new homeowner. The HOA's Corporate License hasn't been renewed for an extended period. Bob took care of this and we now are up to date with the state. We will be incurring slightly higher costs for website and administrative fees as the board has decided to sign up for Office 365 – so all HOA documents and correspondence can be stored offsite (in the cloud), and documents/information will be portable and will handoff more easily to new board members. Total costs for 1 year estimated at \$250. **Question:** Homeowner asked what records the HOA keeps on homeowners – are we ready to store that data in the cloud? The HOA keeps Names, addresses, lot number, email address, whether or not homeowners have paid dues, and that is it. Consensus was this limited information does not pose a security concern. (Nor will this information be accessible without a secure login and password)

Budget: In the 2012 annual meeting, the LWRHOA raised homeowner's dues to \$300 for two years (2013 and 2014 fiscal years) to fund mailbox replacement. (Mailbox replacement has now been completed) Without further action, dues will return to \$250. Bob Geary indicated it has been the LWRHOA Board's policy, and the prudent thing to do, to have a 1 year reserve in our budget. In the near future, within the next 10 years, dues of \$250 will result in a shortage. A 1 year reserve is justified to protect the HOA from a potential uninsured, uncompensated event. It is the Treasurer's recommendation that dues remain at the \$300 level. Discussion took place over allowing dues to

go to \$250 for 2015 and raising them back to \$300 for 2016. A motion was made to keep dues at the \$300 level for 2015 and the foreseeable future. The motion was seconded and the motion passed without opposition.

Board and Committee openings: The board has one vacant position available if anyone is interested in volunteering. The term is for 3 years. Bob Geary's term has ended, and the 4 other board members remain in the second year of their term. Anyone interested should contact lwrhoa@theridgeline.com. **Question:** Will Bob Geary still head the Landscape committee? **Answer:** Yes

Vice President's report: The Board is seeking volunteers to organize/lead a LWRHOA social event and/or block watches. There is interest in having block watches, but we need people to volunteer as block watch captains. There is also interest in having a summer social event, but we need someone to volunteer to organize it. The Treasurer will provide budget for the event. Discussion around other neighborhoods holding their HOA events on national night out, but Donegal "Power line" Park is reserved by Newport Hills on that night every year, and we don't have a park in our neighborhood. There was discussion around perhaps holding our own event at Donegal Park the following week and also inviting Fire/Police departments and bicycle safety guys. Anyone interested in organizing a social event or block watch should contact lwrhoa@theridgeline.com.

Architectural Committee Report: None

New Business: HOA member mentioned the new middle school on 116th will be a 4 story building with 800-900 students attending. This will add approximately 1300 trips to the area, with most traffic (parents dropping off/picking up kids) returning to the Renton area. This could have serious traffic implications to an already congested area (Hazelwood Elementary). It was recommended that someone contact the City of Newcastle's public works director (Mark Rigos) to see if a traffic study is planned for the area, or to request one. Vice President Richard Mellon will follow up on behalf of the association.

Agenda item for 2015 annual meeting: We need to make slight modifications to the bylaws regarding the annual meeting and proxies:

- 1) allowing the annual meeting to take place in the 2nd half of March instead of requiring the last week (scheduling conflicts with the Newcastle Library book fair)
- 2) allowing electronic notification of annual meeting for those who have agreed to electronic communication
- 3) allowing proxies to be submitted electronically for those who have agreed to electronic communication