

Lake Washington Ridge Homeowners Association
2016 Annual Meeting
March 23, 2016 – 7:00pm
Hazelwood Elementary School

Agenda: A written agenda was posted to an email in advance of the meeting and distributed at the meeting.

Attendance: Two board members were present (President – Richard Mellon, Chief Technology Officer – Tara Hopwood) Treasurer Koper Wong was absent.

22 individuals representing 18 homes were present; an additional 43 votes were represented by submission of online proxy. Attendance and proxies were sufficient to constitute a quorum.

The meeting was called to order by Richard Mellon at 7:02pm

Property Management Proposal

It was noted that a board is necessary to the functioning of the homeowners association. In recent years, it has become increasingly difficult to find volunteers to serve on the board. In order to reduce the administrative burden on board members and improve the performance of administrative matters, the outgoing board presented a proposal to authorize a newly-elected board to engage a third party property manager. Suggested activities included financial administration and CC&R enforcement.

Pros and cons of external property management were presented, as well as highlights of a specific proposal from Rik Norman of the Northland Group (who currently supports Dorchester Ridge).

Following discussion, a motion was proposed, seconded, and adopted without opposition or abstention:

Resolved that the Board is authorized to engage the services of a property manager to provide financial administration, CC&R enforcement, and other necessary functions for the association, at a cost not to exceed \$500 per month.

Financial Report/Budget

Bob Geary stood in for Koper Wong to review 2015 financial results and a proposed 2016 budget. Beyond some timing issues, there was nothing out of the ordinary in 2015 results. It was noted that the current level of annual assessments (\$300 per lot) would be sufficient to support the expenses of an external property manager for the next few years.

A motion to approve the 2016 budget was made, seconded, and passed without opposition or abstention.

Election of new Board Members

Livia Stoica, Alex Adibi, Mei Ninman volunteered to stand for board positions. Following a motion made and seconded, they were unanimously elected as new board members, effective immediately.

Bob Geary volunteered to assist the new board with its assumption of responsibilities.

Landscaping, Architectural Control, Technology

Alex Adibi volunteered to assume oversight of the association's landscaping activities.

There was no change with respect to responsibility for architectural control. No issues were noted.

Vince Wallace volunteered to take over the association's web site content management.

Summer Social

Mary Daniels provided a brief report on the 2015 summer social. There was general agreement that the event was enjoyed by all who attended. Discussion followed regarding timing and logistics for a 2016 event, including actions to increase attendance and improve the experience.

As an initial step, it was agreed that the venue would be changed to the city's Lake Boren Park. Meeting attendees were encouraged to consider volunteering to support the event.

Adjournment

There being no further business, the meeting was adjourned at 8:40pm.