

# 2017 Annual Meeting

Lake Washington Ridge Homeowners Association  
March 22, 2016 – 7:00pm  
Hazelwood Elementary School

**Agenda:** A written agenda was posted to an email in advance of the meeting and also part of the PowerPoint presentation during the meeting.

**Attendance:** Three board members were present

President: Alex Adibi,

Treasurer: Mei Ninman

Secretary: Livia Stoica

21 individuals representing 18 homes were present; an additional 47 votes were represented by submission of online proxy. Attendance and proxies were sufficient to constitute a quorum.

## Call to Order

The meeting was called to order by Alex Adibi at 7:00pm

## Secretaries Report

It was noted that a board received 170 emails and sent out 130 emails during last 12 months. The board members also responded to 4 requests from Escrow regarding annual dues of homeowners selling their property. Other activities included updating contact information of homeowners.

Bob Geary volunteered to help to present the new homeowner with a welcome page and collect contact information.

## Landscaping Report

It was noted that there were no new projects during 2016. Also there were multiple landscaping concerns regarding overgrown lawn at specific addresses.

The homeowner of lot 23 division 2 (Leighton) asked about providing landscape care in common area S of his property. Alex will be looking into this item.

There was a consensus that the trees in the common area along 122<sup>nd</sup> need trimming.

Also bushes that are blocking the sidewalks need to be trimmed by respective homeowners. Some lawns are brown all year long and Alex will be talking with respective homeowners.

## Financial Report/Budget

The treasurer presented 2016 financial results and a proposed 2017 budget. Beyond some timing issues, there was nothing out of the ordinary in 2016 results. It was noted that the current level of annual assessments (\$300 per lot) would be sufficient to support the increase in expenses 40,000.

A motion to approve the 2017 budget was made, seconded, and passed without opposition or abstention.

### Election of new Board Members

There were no new nominations. Alex Adibi, Mei Ninman and Livia Stoica continue to stand for board positions. In order to contact any of them send an email to [lwrhoa@theridgeline.com](mailto:lwrhoa@theridgeline.com).

Bob Geary and Greg Meilander volunteered to assist the new board with different responsibilities.

### Architectural Control & Technology

There was no change with respect to responsibility for architectural control. One homeowner noted that he never received a reply to his Change Request.

It was requested that the web site should include the names of the board members. The email is already there but it should be made more visible. Also Alex would like to include his phone number on the website. Vince Wallace will help with these requests.

### Summer Social

There was general agreement that the event was enjoyed by all who attended. Discussion followed regarding timing and logistics for a 2017 event, including actions to improve the experience.

As an initial step, it was agreed that the venue would continue be 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 8:00pm.