

Lake Washington Ridge HOA Meeting Notes

June 23, 2020

Due to COVID-19 the meeting was not held in its usual time slot of the 3rd week of March of that calendar year. A Zoom meeting was held June 23, 2020.

Meeting Agenda

- Call to order
- Secretaries report – 5 minutes
- Landscaping – 10 minutes
- Treasurers report – 10 minutes
- Budget – 10 minutes
- Vice-presidents report – 10 minutes
- Architectural committee report – 5 minutes
- Board and committee openings – 10 minutes
- New business – 15 minutes
- Adjourn

With proxies and Zoom attendance count the required quorum was met to affirm meeting minutes.

Issues discussed during the meeting and LWROA actions:

- Wetlands across from 121st there is ivy choking out some of the trees. Need to cut back the ivy. Landscape Committee Chair: Brandon Rubens will investigate.
- LWRHOA will send out a general reminder of CC&Rs for homeowners to take care of their property (foliage covering walkways, signs, lines of view, poor lawn maintenance, home care, etc.)
- Vince Wallace has volunteered to maintain the LWROA website.
- LWRHOA President Brandon Rubens will reach out to the City of Newcastle to see if anything can be done regarding cars speeding through the neighborhood ignoring posted speed limits.
- Any suggestions regarding meeting time is welcome. Annual meeting at 6pm bumps into normal dinner time so a suggestion that 7pm would be better.
- LWROA is reviewing the possibility of providing new homeowners a welcome kit to introduce them to the neighborhood, become familiar with the CC&Rs and what is expected of purchasing and living in the Lake Washington Ridge development.
- Landscape committee will research the idea of solar lights to illuminate the monuments.
- Big landscaping projects for the year:
 - Remove stump near monument on 116th
 - Remove birch trees in first cul-de-sac by 116th
 - Pressure wash all monuments.
- An idea was suggested to have a neighborhood work party (s) once COVID-19 is settled to do general upkeep around the neighborhood. This would be a way of meeting other neighbors and

keeping Lake Washington Ridge in good shape. Landscaping is the largest expense in our budget and this would be a way to help manage the costs.

- There are still unpaid LWRHOA dues. Our Treasurer, Jason Napp will be following up to resolve any outstanding payments.
- Vince Wallace will work on getting the website updated and researching if the website could support various languages to align with our diverse neighborhood.

Treasurer's Report

Attendance via Microsoft Teams - 21

Proxies submitted for the Majority - 17

Proxies submitted for the Board - 6

Total - 44

We reviewed the 2019 budget and the results were as follows:

- Projected revenue was \$35,700 and we brought in \$36,240. This was due to collecting all assessments from 2019 and \$540 from past due assessments.
- Projected expenses were \$45,520 and we only spent \$35,099. Savings were made by spending less on landscaping, utilities, legal and social items budgeted.
- The cash balance on Jan 1, 2019 was \$78,517 and it was \$79,658 on Jan 7, 2020 (two budgeted items for 2019 cleared in 2020).

The Proposed Budget for 2020 is identical to that of 2019 with the exception of removing the \$9,900 Capital Improvement expense we had for the monument repairs in 2019. Projected revenues are \$36,000, projected expenses are \$35,520 which would keep our cash balance at \$80,138 at years end.