

Lake Washington Ridge Home Owners Association

Annual Meeting

Held February 8, 2022 at 6:30pm via TEAMS (remote)

Call to Order at 6:33 pm on February 8, 2022

Online meeting due to Pandemic restrictions.

Landscaping for 2021:

1. The Monument at the entry of 116th Ave SE was repaired twice
 1. The first repair was due to cracks caused by the trees that have grown by the monument over the years. The trees, stump and root were removed and monument on the south side was repaired.
 2. In Sept 2021 and driver making a turn into LWR ran into this same monument that had been recently repaired. More extensive damage was done. The driver's insurance provided restitution and contractor was found and the money from the insurance claim covered the monument repair and the landscaping.
2. Sprinkler system on both sides on 116th
 1. The homeowner on the north side of 116th Ave SE adjacent to the monument has agreed to use the irrigation system that is attached to the homeowner's water meter to water the area along 116th Ave SE north and the foliage in front of the monument. The homeowner will be reimbursed for water consumption during the spring / summer that the irrigation system is used.
 2. An agreement has been in place for the south side of the monument with current homeowner.
3. Trees have been cut back covering the sidewalk along 117th going up the hill
4. Landscape was kept OK around the neighborhood
5. Graffiti cleaned up on the LWR monument at the 77th St entrance by Donegal Park.
6. Solar Light (commercial grade) for monuments were installed. May need to revisit to see if more lighting can be provided.

Budget Review for 2021 and estimate for 2022

- Presented Report for multiple year as history comparison. Everything is positive. The majority of homeowners are current with annual dues. There are 6 homes that are in arrears and LWR will pursue restitution.

- There was surplus money going into 2021 but additional funding was added to the surplus due to the vendor providing the work for the monument rebuild came under our insurance restitution costs. This money will be used to further enhance LWR common areas, etc.
- Questions about Insurance. Should we consider buying insurance to cover damages to the monuments?

Architecture Report

Nothing new. NEED VOLUNTEERS

Small adjustments, painting of siding and roofing – nothing dramatic

Board and committee openings:

- New President – Vince Wallace
- Vice President – Livia Stoica
- Secretary – Open Position – **NEED Volunteer**
- Treasurer – Jason Nap

Volunteers needed for following positions:

Landscape committee

Architectural committee volunteer

Webmaster for website

Questions and concerns:

Parking on the street along 117th plus blue dually truck parked in driveway that has not moved for months. New president will address concern.