

Lake Washington Ridge Homeowners Association

Annual Meeting

March 28, 2023

Call to order was initiated. The count for those dialed in and proxied we reach 41. This achieved a quorum to conduct business

Review of 2022 Business

No comment or feedback

- Ensured all Homeowners and Investment Property owners have copies of By-Laws and CC&R’s using email of record
- Fixed monument sign along 121st St
- Replaced Mailbox cluster along 121st street after being struck by vehicle. LWRHOA was reimbursed for damages
- New lighting at LWR entrance of 116th Ave. The City replaced street lights along 116th Ave, as well.
- Engaged homeowners and renters regarding CC&R violations. Most were focused on landscaping and garbage collection bins
- Monitored tree cutting activities in LWR

Treasurer Report

Annual Budget approved

LAKE WASHINGTON RIDGE HOMEOWNERS ASSOCIATION
2023 PROPOSED BUDGET

	Proposed 2021 Budget	2021 Result	Proposed 2022 Budget	2022 Result	Proposed 2023 Budget
CASH BALANCE ON JANUARY 1ST	84,315	84,315	142,236	142,236	135,022
REVENUE					
Annual Assessments	35,700	33,899	35,700	34,587	35,400
Past Assessments Paid	3,300	2,316	2,700	1,344	2,700
Prepaid Assessments	-	-	-	300	-
Other (Insurance Payment for Monument Repair)	-	61,475	-	-	-
Other (Insurance Payment for Mailbox Repair)	-	-	-	3,270	-
TOTAL REVENUE	39,000	97,691	38,400	39,501	38,100
OPERATING BUDGET	123,315	182,006	180,636	181,737	173,122
Assessments Outstanding	-	2,700	-	2,700	-
EXPENSE					
Landscaping	22,000	18,703	22,000	21,260	22,000
Utilities	6,000	5,164	6,000	5,766	6,000
Admin	600	487	600	477	600
Website	400	-	400	432	400
Insurance	3,500	3,305	3,500	3,399	3,500
Social	2,000	-	2,000	-	2,000
Legal	1,000	-	1,000	-	1,000
Capital Improv. (Monument Repair)	-	12,111	16,000	12,111	-
Capital Improv. (Mailbox Repair)	-	-	-	3,270	-
TOTAL EXPENSE	35,500	39,770	51,500	46,715	35,500
CASH BALANCE ON DECEMBER 31ST	87,815	142,236	129,136	135,022	137,622

2023 Business

- Pressure wash and cedar stain fence along 116th Ave. Both North and South of entrance
 - **Approved by the Majority. Next step is homeowner approval for their respective sections of the fence**
- Cut over hanging Cherry Blossom branches that are encroaching into the overhead wires along 116th Ave
- Compost, bark and plant annuals in all of the LWR monuments
 - **Approved by the Majority for LWR monuments that have access to water.**
- Look for opportunities to enhance LWR curbside appeal
 - By-annual cleanup crew – Incentives provided by LWRHOA
- Introduce fines for egregious CC&R violations. Here is a snippet from the LWR By-Laws
 - To levy reasonable fines in accordance with a previously established schedule adopted by the Board of Directors and furnished to the Owners for violations of the bylaws, rules and regulations of the Association
 - Look into methods to separate personal information from association information. Sites are now asking for 2-factor authentication, contact information, etc
- Research Investment property numbers in LWR. We have an older development (early 1990's) and home ownership/investment property (rental) mix is changing.
 - **Approved by the Majority to gather data on number of Primary residences vs Investment properties in LWR.**
- Repair North side monument on 116th Ave. 2 cracks have formed in the monument. Long term will need to decide what to do with the Cherry Blossom trees.

Neighborhood Enhancement ideas

- Landscaping needs to be addressed:
 - Dead trees in yards
 - Lack of water, though irrigation systems are available
- LWR board to reach out to the City regarding trail maintenance along 122nd St. Who is required to maintain the trail entrance by the homes?

Volunteer Opportunities

- New Board Secretary: Samuel Cho
- Landscape Committee: Tina Perkins, Vince Wallace, Wais Wazeri

Open Discussion

- Next year have the board meeting be both in person and virtual
- Revisit discussing lowering dues from \$300.00 to \$250.00 per year once LWR enhancement initiative is complete
- Address multiple cars parked in driveway
- Address boat parked in driveway