

Lake Washington Ridge Homeowners Association – Quarterly Board Meeting

Date: May 27, 2008

Location: Home of Vince Wallace

Attendees: Leighton Lien, President
Vince Wallace, Vice President
Jason Nap, Treasurer
Karlene Johnson, Secretary
Beverly Fletcher, Landscape Committee Chair (for part of meeting)

Note: First meeting of new Board

Agenda:

- 1) Treasurer report
- 2) Email effort & Website
- 3) CCRs
- 4) Rock Wall along 118th Ave SE
- 5) Landscape Committee Update
- 6) Electricity & Water for Monuments

1) Treasurer Report:

- Dues status:
 - 2007 Dues: Total outstanding is \$1,250. 5 homeowners haven't paid dues for 07 or 08.
 - 2008 Dues: Total Outstanding is \$5,750. 23 have not paid for '08.
 - Treasurer sent reminder notice before the Memorial Day weekend
 - If 07 dues have not been paid by end of July 08 , then HOA will follow-up with placing a lien.
 - If 08 dues have not been paid by end of 08, then HOA will follow-up with placing a lien.
- Landscaping Bills: All landscape-related bills are now being run by Landscape Committee chair before being paid by the Treasurer.

2) Email Effort & Website

- Goal is to make email the primary means of communication with the homeowners.
- We're missing emails for approximately 30 homeowners as far as we know.
- When sending emails, are doing it as a blind cc so the email addresses are not shared.
- Sending from lwr@yahoo account – and it has a limit of sending to 50 emails addresses at a time.
- Next email we send out, ask for a response to ensure that we have their correct address.
- Website: \$420/year for hosting and maintenance

- ACTION: Include committee name & phone numbers on the website

3) CCRs

- ACTION: Leighton will write up a summary of what the changes are. Then we will email that out to all homeowners.
- The CCRs automatically renew every 10 years, unless the HOA votes not to. So next period is 2010. But they can be changed (via vote) anytime.
- Right now there is no legal way to collect any fines for CCR violations.

4) Rock Wall along 118th Ave SE

- Vince has been working with the city regarding the repair/replacement of the damaged rock wall along 118th Ave SE.
- City is proposing replacing with a rock wall made with the correct type of rocks (the rocks used in the current wall were not the right type.) City still needs to do a soil analysis to determine that a rock wall will hold the hillside. If not, then it would be replaced with a different type of wall.
- Two years ago the wall replacement stalled because the City council thought there needed to be a sidewalk. The current council has decided that a sidewalk is not required. A question is whether the LWRHOA would like to have a sidewalk there, either now or in the future. Large 5-acre “open area” above the wall is native growth protection area. Technically the HOA owns all the “common areas.”
- Sidewalk options – requires 1 foot of land along the road/wall:
 - make the 1 foot an easement
 - donate the foot to the city
- City is willing to allocate between \$150,000 and \$200,000 for the project. As far as we know, this would cover the cost of replacing the wall with a rock wall, but not building a sidewalk at this time.
- ACTION: Vince to continue contact with city for additional info and to ensure repairing the wall stays a top priority.
- ACTION: Once Vince gets more info, then the board will email the homeowners to vote on a) allocating land for the sidewalk and b) the type of wall.

5) Landscape committee

- Beverly Fletcher agreed to be the Landscape Committee Chair again – and provided an update on the status of the landscaping.
- We are completely transitioned back to Greenway to do the maintenance. Contract with Greenway signed on 1/12/08 for 2008 (until Jan 09). Can cancel with a certain period of notice.
 - Invoiced monthly for basic services: \$15,420/year.
 - Addl cost for starting & stopping irrigation. \$724/ year irrigation (all 4 areas)
 - Emergency service calls: \$50/first hour then \$30/hour for successive hours.
 - Additional work: \$50/hour. Typically 3 times/year for 8 hours each time.
- LC chair has done all of weeding, deadheading, purchasing plants for the past year. Has \$1200 due in receipts for past 16 months. Along the fence of 116th, another \$2K worth of plants was put in, which was put on a drip watering system. Put in separate in-line water meter for this drip irrigation & monument. Cost of about \$500 for that.
- \$800/year for annual plants
- LC spends a couple hours a week working on the monuments. Alternative: \$60/hour for crew of 4 to come once a quarter to take care of the monuments. June, April. Sept.
- Monuments currently have sprinklers. Now installing drought-tolerant plants to minimize the need for water going forward.
- Large Common grassy area on 116th Ct has it's own meter.
- ACTION: Beverly will work up rough budget for landscaping & email to Jason
- ACTION: Beverly will ask several people to be on the Landscape Committee
- ACTION: Board to decide if we want to go waterless in next 2 weeks

5) Water & Electricity for Monuments

ELECTRICITY:

- For the two 116th monuments: On the north side are transformers that can be a source of electricity for that side of the street. On the south side, there is a pole with a transformer on 116th Ave. SE near the south property line of the property.
 - PSE charges \$375 per meter to connect to their power source, but we need to hire an electrician to do all the trenching and the installation of meter pedestals. Estimate the total cost to install two meters would be around \$3,000.
- Other 3 monuments @ other 3 entrances: no power available currently.

WATER:

- Monument C: has water (but we don't really need it because it's so wet there)
- Monument D: in homeowners yard. No water.
- Monument E: pretty well established for the plants & gets overspray.

Next meeting: Tues, 9/9 or Wed, 9/10

ACTION ITEMS:

- Next 2 weeks – email to homeowners with:
 - board meeting & minutes on website
 - committee members
 - email list – need positive response
- Leighton: Make up signs regarding the emails so we can post them on the
- Leighton CCR summary by July
- Vince: Rock wall actions w/city
- Karlene: send summary of board minutes to board – then post on website