

Lake Washington Ridge Homeowners Association – quarterly meeting minutes

6 March 2012

Attendees: Bob Geary, Leighton Lien

Reviewed proposed 2012 budget. Things are looking good. 84 of 119 have paid 2012 dues so far, Bob will follow-up with emails/letters as needed.

We have 35 proxies for annual meeting. 41 homeowners need to be represented for a quorum (34% of 119).

Leighton inspected the mailboxes recently – there are 5 stanchions with various degrees of damage, 1 has two broken posts that probably won't last very long, 2 have one partially broken post but still stable, 1 has a badly leaning post that seems whole and 1 of the mailbox units has a lot of damage (especially to the outgoing unit). The worse unit is one that wouldn't be replaced in that location, so it may be possible to move those boxes to another unit if needed. Bob indicated that budget would allow mailboxes to be replaced in 2012 if needed.

Main item of new business for annual meeting is to vote on raising dues to \$300 for 2013 and 2014 specifically to pay for replacement of mailboxes.

Dan Kellogg will be vacating as chairman of the Architectural Control Committee. There are currently three members on the committee – Leighton to contact to see if there are any thoughts among the group concerning a chairman going forward.

Discussion of needs for new officers and landscape committee members. We will raise the issue at annual meeting.

Discussed exclusive use of email during 2012 dues and meeting notification. Bob hand delivered notices to two homeowners that did not have email access. Bob had used his personal email address for delivery of notices – discussed if it might be better to have one from the LWRHOA domain. Leighton to create individual mailboxes for all officers at 'theridgeline' domain.

Discussion of the rights former Cooper property homeowners (Lake Washington Crest) have to keep trees of Lake Washington Ridge homeowners at heights restricted in CCRs. Bob recommended that this issue be reviewed by a property attorney. No planned action taken.