

Lake Washington Ridge Homeowners Association – quarterly board meeting minutes

1 November 2012 – 7:30p

Attendees: Bill Erxleben, Bob Geary, Leighton Lien

The main topic of conversation for this meeting was discussion of rights other parties may have to control height of trees on LWR homeowners lots. There are several filings related to this topic that were discussed, including documents concerning previous lawsuits on the subject that results in the 'ridge height' limits contained in our CCRs.

Several questions were raised on if this covenant is enforceable and what the probably results might be if future lawsuits challenged the filings.

Bob and Bill were going to generate a list of specific questions and attempt to find a lawyer that would generate a legal opinion on the matter. It was agreed that no more than \$1000 would be spent on this task without further input from the board.

Bob will package results into some sort of communication with homeowners.

Mailboxes – several comments from homeowners that new mailboxes were well received.

Landscape report – Bob discussed plans for plantings in monument areas.

Treasurers report – Bob reviewed 2012 spending and initial 2013 budget items.

It was noted that 12 homeowners remain that have not given consent for receiving electronic communications for official LWR business. Bob continues to work with those parties. There will probably need to be an update to the Bylaws to make electronics communications an officially approved form of sending notifications.

Meeting adjourned at 9pm