

Lake Washington Ridge Homeowners Association – quarterly board meeting minutes

4 March 2013 – 7:30p

Attendees: Bill Erxleben, Bob Geary, Leighton Lien

Continuation of discussion from previous meeting concerning the tree height limits listed in the CCRs. Action from the previous meeting to find a lawyer to generate a legal opinion was unsuccessful due to prohibitive cost. Bob sent out an update to the 67 LWR division I homeowners that have height limits for their lots in the CCRs reviewing what is known. There is no dispute that Travore homeowners have legal rights to enforce height restrictions on planted (ie not pre-existing) vegetation but is less clear if any LWR homeowners have that right. It is possible that the CCRs may need to be clarified on this point.

Bob has gone through the sub-division with a tree-trimming company to look at various spots on the common areas that need work. Final count was 9 trees that needed some trimming - he got quotes from 2 companies to perform (\$3500 and \$1200); board authorized to proceed with low bid. Bob also noted that a few cul-de-sac islands had dead trees and it was agreed to add removal of these to the bid. Bob will also work with the landscaping company to add plantings to islands where trees are removed.

Bob presented the proposed 2013 budget along with a 10 year projection that indicates we should be able to go forward with the plan to leave dues at \$300 for 2013 and 2014 (according to the results of the 2012 annual meeting vote) and then return to \$250 going forward. That budget includes \$4000-5000 for projects that could be landscaping or other hoa improvements.

Some discussion on how to increase participation in the hoa. There have been no spending for the social committee for several years and it is increasingly difficult to find board members. No new ideas were forthcoming. There are 3 board positions open for 2013 (only Bob is returning) and one thought was to explore the cost for hoa administration by an external property management company so that can be presented in the next meeting notice to see if that inspires anybody to volunteer.

Bob noted that he had 17 proxies in had for the annual meeting and expected to have more coming in. Representation of 41 homeowners is required to conduct business at the annual meeting.

Bob noted that 96% of homeowners have approved reception of hoa communications by electronic means. He continues to send postcards to those that haven't opted in.

Some discussion about agenda for annual meeting and expected topics that will be covered. This information will be included in the final meeting notice to be sent out via e-mail (Leighton to send, ideally on Thursday or Friday before meeting (3/21-22)).

Meeting adjourned at 9:15pm