

LWRHOA Quarterly Meeting

December 2, 2008

Agenda:

- Landscaping
- Fence update
- CCRs
- Budget
- Annual Meeting

Meeting Notes

Landscaping

- Vince researched to determine ownership of common area parcels using the King County iMap and working with the City of Newcastle city planner.
 - Div II
 - **Tract B** (Native growth protection easement and drainage): City of Newcastle owns. This tract is located east of the intersection at S.E.75th PL & SE 74th St. This drainage tract needs the trees trimmed back.
 - ACTION: Vince will contact the City of Newcastle to discuss the trimming back of trees.
 - **Tract A** (Pedestrian access): City of Newcastle owns. This tract resides along 122nd PL S.E near the south entrance to LWR. This tract is part of the trail that leads to Lake Boren Park. The greenbelt that this walkway leads to is owned by the Renton School District.
 - **Tract C** (King County Wetlands): City of Newcastle owns. This tract is along 75th PL S.E. adjacent to home addresses 12113 & 12135. LWR has right of access for maintenance and planting enhancements.
 - **Tract E**: Private ownership – City will clean-up fallen trees and manage overgrowth. The King County records do not show a clear ownership of property. Speculation is that developer purchased property in order to build on lots surrounding it. Property could be sold at a future date if/when it is determined who owns it. (LWR or City of Newcastle. Listed in CCR as LWRHOA common area)
 - Div I
 - **Tract B**: LWRHOA owns property. This property is located east of 118th Ave S.E. The property has the rock retaining wall with the black chain link fence. The rock wall is due to be replaced in 2010 if the city capital budget remains in place.
 - **411380TRCT**: LWRHOA owns property. This tract is in the cul-de-sac of 121st Ave S.E.
 - **Tract A**: Dedicated to King Co Drainage. LWR has access for maintenance of wetland enhancement and planting. This tract is located on 77th PL S.E. between home addresses 11619 & 11701.

- **Tract I:** Dedicated to King Co for drainage. LWR has access for maintenance of wetland enhancement and planting. This tract is located in the cul-de-sac of 116th CT S.E. LWR owns water meter for lawn maintenance.
 - **Tracts A, C, E, I:** designated as “Dedicated to King Co drainage. LWR has access for maintenance of wetland enhancement and planting” will not be regularly maintained by the city with the exception of fallen trees/debris which may pose a danger to LWR homeowners.
- Greenway contract: December to December
- At annual meeting, talk about landscaping & get vote on future direction (e.g., no water in summer, etc.)
- ACTION: Vince will ask Beverly if she intends to continue as Chair

Electricity to Monuments

- Need to bore about 100 feet on each side of monument for the electricity; Can't put a meter in the right of way. Some quotes: 3-inch line \$9,400 (possibly required) OR 1-inch line: \$4,900
- Electrician: \$2050 each side
- Could not find anyone who would bore under the street.
- Present at annual meeting for vote.

CCR's

- Leighton provided the Board a written summary of all the changes, which will be presented at Annual Meeting. The board reviewed the summary.
- ACTION: Leighton will do a summary of Bylaws as well.

Fence on 116th:

- At Annual Meeting, will discuss & vote on how to handle maintenance of the fence.
- ACTION: Vince will check w/City to see if they are supposed to maintain landscaping from fence to road (116th). (The fence is on the lot line.)

Website update/management – Karlene Johnson, Secretary

- Paid yearly contract on April 26.
- Ideally: have a content management system so we can update the site easily.
- ACTION – Karlene: Follow-up w/Nic re website offer

Annual Homeowner's Meeting:

Last week of March: Tues March 24, 2009

- ACTION - Karlene: Rent a room for the meeting– check w/city.
- ACTION – Leighton & Vince: Landscape #s – Leighton will call Greenway re: contract & watering alternatives; Vince will do estimate for alternatives
- Mailing: Dues Notice (Due date: Feb 28) & Meeting Notice w/initial agenda: – Send out 3rd week of Jan: ACTION – Leighton: write dues notice & meeting notice
- ACTION - Karlene: Week of Jan 10: make copies, make labels; get envelopes & stamps
- ACTION – Jason: send updated names & addresses to Karlene by Jan 10
- Jan 17: ALL: envelope-stuffing party
- Packet: Details of CC&R Changes; Budget; Proxy – Hand-Deliver to all Houses

Next board meeting: 2/17/09

LAKE WASHINGTON RIDGE HOMEOWNERS ASSOCIATION

	2008 Budget	2008 YTD a/o 12/2/08	2008 Proj
Cash Balance at Jan 1	11,833.34	11,833.34	11,833.34
Revenues			
Assessments/Dues	29,000.00	29,000.00	31,750.00
Dues Outstanding	2,750.00	2,750.00	0.00
Fees/Interest	0.00	454.50	454.50
TOTAL	31,750.00	32,204.50	32,204.50
Expenses			
Landscaping-general maintenance	17,000.00	21,408.52	21,408.52
Landscaping-monuments	0.00	0.00	0.00
Landscaping-special projects	0.00	0.00	0.00
Landscaping-116th Lighting	0.00	0.00	0.00
Special Projects	0.00	0.00	0.00
Utilities/Maintenance	3,500.00	1,791.66	1,791.66
Administrative	400.00	240.00	240.00
Insurance	2,500.00	2,116.00	2,116.00
Social	600.00	0.00	0.00
Legal	500.00	0.00	0.00
Website	500.00	420.00	420.00
Capital Improvements	0.00	0.00	0.00
TOTAL	25,000.00	25,976.18	25,976.18
Cash Balance at Dec 31	18,583.34	18,061.66	18,061.66

Notes:

7/18/08	(1,000.00)									(1,000.00)
8/14/08								1,407.50		1,407.50
8/14/08			(816.00)							(816.00)
8/14/08	(2,899.37)									(2,899.37)
8/20/08	(706.98)									(706.98)
9/2/08		(168.10)								(168.10)
9/2/08		(176.28)								(176.28)
9/22/08	(162.40)									(162.40)
10/15/08								285.00		285.00
10/17/08	(1,806.42)									(1,806.42)
10/27/08							285.00	285.00		570.00
10/29/08		(159.92)								(159.92)
10/29/08		(229.45)								(229.45)
10/30/08	(1,400.66)									(1,400.66)
12/2/08	(2,801.32)									(2,801.32)
12/2/08			(240.00)							(240.00)
TOTAL	(21,408.52)	(1,791.66)	(240.00)	(2,116.00)	- 0	- 0	(420.00)	1,950.00	27,504.50	3,478.32

PROJECTED EXPENSES THROUGH 12/31/08

Date	Landscaping - General Maintenance	Utilities - Maintenance	Administrative	Insurance	Social	Legal	Website	2007 Dues	2008 Dues	Total
Dues Outstanding								1,000.00	1,750.00	
TOTAL	- 0	- 0	- 0	- 0	- 0	- 0	- 0	1,000.00	1,750.00	- 0

PROJECTED TOTAL THROUGH 12/31/08

TOTAL	(21,408.52)	(1,791.66)	(240.00)	(2,116.00)	- 0	- 0	(420.00)	2,950.00	29,254.50	3,478.32
Budget	(17,000.00)	(3,500.00)	(400.00)	(2,500.00)	(600.00)	(500.00)	(500.00)	2,750.00	29,000.00	6,750.00
Over/Under	(4,408.52)	1,708.34	160.00	384.00	600.00	500.00	80.00	200.00	254.50	(3,271.68)