

Lake Washington Ridge Quarterly Board Meeting Minutes

June 6, 2009

Treasurer report

The meeting opened with a review of the treasurer report. Jason Nap, LWRHOA treasurer, reporting the following:

All dues are up to date except for:

Lots 2-17, 1-55, 1-64, 2-27. The board is considering placing liens on the outstanding dues.

Dues were waived for lot 1-32 which was in foreclosure. Late fees were charged which covered the dues expense.

A new contract with Greenway has been proposed which will reduce the number of times the grass will be mowed and other landscape maintenance will be done during the summer. This change will save the association ~\$300.00 per month. These changes to the Greenway contract must be signed to take affect.

No overruns of the budget at this time.

General Business

There is an agreement in place that homeowners who water common areas on behalf of the LWRHOA will have the water consumption portion of their bill reimbursed by the association during the months of May – Sept. The Biddle's and Nyugen's are in agreement with this arrangement. The Fletcher home would also like to be reimbursed the surcharges associated with the water bill along with water consumption during those months. The LWRHOA board is in negotiations with the Fletcher home to find a resolution that is agreeable to all parties.

Still scheduling time to get electrical work done. The contractor LWRHOA has contacted is working other projects at the time. Puget Sound Energy will be engaged to work with contractor. This activity would include having separate electrical meters owned by the association. This would allow any electrical charges for lighting of the monuments to be billed directly to the association.

Landscape Committee

Landscape committee will contact Greenway Landscaping to submit the landscaping agreement to the LWRHOA treasurer. The water maintenance will be billed separately.

LWRHOA plans to sign an agreement with McClendon's Hardware for the purchase of landscaping materials (Shrubs, flowers, soils, etc). This would set up an account and McClendon's would bill the association directly for expenses. This would provide the association with an itemized billing of yearly landscaping expenses related to the materials McClendon's would provide.

The landscape committee presented a proposal which had 3 alternatives. The proposals were regarding how best to maintain the common areas, monuments, and general upkeep of the association in the years to come.

Proposal 1

Keep things as they are. Maintain status quo.

Proposal 2

Water less. Mow less. Use more water tolerant shrubs and plants.

Proposal 3

Move toward a Xeriscape landscape architecture. This would be large rocks, few large plants and trees, less or no grass. This would essentially remove the requirement for watering and mowing once the transition is complete.