

# **Lake Washington Ridge Quarterly Board Meeting Minutes**

Oct 7, 2009

## **Treasurer report**

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

Lot 2-17. LWRHOA plans to place a lien on the outstanding dues.

3 homeowners have not paid dues for the 2008 fiscal year. These are rentals and are expecting the landlords to pay.

The contract agreement with Greenway to reduce the number of times the grass will be mowed and other landscape maintenance is still in flux. We are currently being billed the full amount (ie last years monthly maintenance fees) and were anticipating a reduction of approximately ~\$300.00 per month. Jason plans to work with the Landscape committee to understand what the issue is.

We are currently under running the budget. Some of the scheduled landscaping activities have not occurred.

## **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.

The LWRHOA board proposes setting aside a small percentage to fund the future replacement of the mailbox stanchions. The posts in some areas of the development are starting to rot or they have been damaged for other reasons. At the annual meeting there will be some discussion on the type of boxes that should be used to replace what currently exists.

Board members need to have the changes to the covenants and CC&R's voted on in March 2009 signed and notarized prior to the March 2010 annual meeting. The board members plan to pick a day soon to go get this activity accomplished.

Homeowners have been parking cars on the lawn in front of homes. This is not allowed. Letters and communication will be sent to the homes in violation to let them know that cars must be parked in the driveway and/or garage. Any cars parked on the street is considered temporary parking and can't be parked on the street for an extended period of time.

The Travore development has an agreement with King County as stated in King County recordings that they can request Lake Washington Ridge homeowners to trim trees that are impairing/obstructing their views. The owners in Travore have been willing to pay or negotiate partial payment for the cost of trimming the trees/shrubs back. This agreement was in place by the original owner of the property prior to Lake Washington Ridge or the Travore developments existence.

For this upcoming annual meeting proxies will be sent via email addresses to those on record. The proxies could then be scanned and mailed back to the association. This will reduce expenses incurred by the association for the mailing of the proxies to every homeowner. We are reviewing the current email listing for completeness.

The LWRHOA board will be down to one member no March 2010. The Treasurer and Vice President will be resigning from the board as their 3 year term will be up March 2010. In order to conduct official business the LWRHOA must have a board. We plan to send out a flyer requesting volunteers and the responsibilities the board member has based on the role he or she will assume. We hope the board will be filled with new volunteers who can continue trying to improve the community we live in.

## **Landscape Committee**

A proposal was made to add a budget item to the landscape budget called "Irrigation and Repairs". The irrigation system requires maintenance throughout the summer. In the past we did not separate out the costs of these maintenance items with the other landscaping activities that occurred. Separating out the costs can give the association a better idea of how much it costs to maintain our current landscaping model.

LWRHOA as requested the landscaping committee provide us with a summary of this years irrigation maintenance activities to have a starting point for the budget item in 2010.

The Greenway contract is still in flux. LWRHOA and the Landscape Committee need to understand why we are still be charged last years monthly rate when we had requested a lower maintenance contract to save the association ~\$300.00.

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.