Lake Washington Ridge Homeowner's Association Annual Associate Meeting

Date:

22 March 2007, 7 pm

Location:

Hazelwood School (gym) Gerardo Hueto – President

In Attendance:

Laura Hogland – Secretary/Treasurer

Beverly Fletcher – Landscape Committee Chairperson

Homeowners – 19 homes represented in person

27 represented by proxy

Total 46 (quorum requirement 41)

- Board welcomed homeowners and opened meeting with discussion of standards and compliance within the neighborhood.
 - President has been researching potential outsourcing of CCR compliance and wanted feedback from homeowners.
 - Generally, feedback supported reviewing CCRs to establish and define enforcement guidelines.
 - A motion was made from the floor to form a Committee to:
 - review all CCRs and bylaws,
 - · propose standards and enforcement procedures,
 - and report back to the Board with their recommendations within 60 days.
 - The motion was seconded and voted on unanimously.
 - Bill Erxleben, Kevin Rabourn and Beverly Fletcher volunteered to be on the committee.
 - Committee will assign segments to members and convene for discussion.
 Proposal will be submitted to the Board and as-needed to the full association for discussion and approval with line-level modifications/vetoes.
- Recommendation made from the floor for meeting reminders to be posted throughout the subdivision via notices on the mailbox stations and/or placards at entrances.
- Landscape Committee ("LC")
 - 2006 Recap
 - Lighting at 116th entry installed.
 - Perennial landscaping complete on 116th and at all monuments.
 - Annuals planted seasonally at monuments.
 - Weed issues on 117th Ct SE resolved.
 - Preliminary clean-up from 2006 windstorms.

General 2007 Maintenance

- Review of decision to switch from Greenway to Malone's for general landscape services throughout the subdivision.
- While price is slightly more expensive, they're willing to take on additional projects out of Greenway's scope of services.
- Malone's is also willing take on monument maintenance and plantings if approved (included in 2007 budget proposal).
- Landscape Committee proposals for 2007 include the following:

Monument cleaning and repairs

Clean-up, pruning, weeding, and drainage improvements at various locations (details broken out in 2007 budget proposal)

116th Fencing

- Landscape Chairperson presented a plan to enhance the subdivision entrance off 116th street with fencing improvements.
- Recommendations presented at the meeting included detailed documentation with photographs of the current state.
 - Issues listed include:
 - rotted and warped wood panels, peeling paint
 - fencing impacts 3 property owners and city easements
 - impact to areas maintained by HOA.
 - Recommendations listed:
 - HOA maintain and repair 116th fencing including a onetime assessment of \$59 per homeowner for current repairs.
 - Repairs would include salvaging large vertical posts
 - North side repairs include all vertical and horizontal panels, stain/paint
 - South side repairs include replacing selected panels, stain/paint
- Floor discussion covered various aspects including:
 - Legal/contractual liability for maintenance and repairs
 - Property boundaries (homeowner lots vs city easements vs HOA common areas) and potential need for detailed, legal survey
 - Pros/cons of repair vs replacement
 - Need to establish ongoing maintenance program
 - Cohesiveness of subdivision image at entrance(s)
 - Risk of setting a precedence for other areas throughout the subdivision which are visible (eg – fencing at other entrances or for other homeowners with street front fencing, retaining walls visible to street, etc.)
 - CCR committee (see above) to review/discuss potential dues offsets for homeowners on specific sites to compensate for maintenance costs incurred.

 Motion made by LC Chairperson to 'have HOA maintain fencing directly next to monuments where HOA does landscaping...specifically 116^{th/}.
 Motion was seconded and voted on (3 to accept motion, 3 abstentions, and the balance of the attendees voting against). Motion was rejected.

Treasurer Report

- Financials from 2006 reviewed against budget.
- Proposed 2007 budget reviewed for total expenditures of \$34,655. This includes the revision to Malone's including the additional new service of monument maintenance as well as proposed landscape maintenance items (excluding any fencing work on 116th).
- Motion made to accept the 2007 proposed budget as-is was made, seconded and voted on unanimously.

Board Members

- Three new Board members are needed for the upcoming year.
- Homeowners Vince Wallace, Jason Nap and Leighton Lien volunteered for the nominations.
- Motion made to elect the nominees was made, seconded and voted on unanimously.

Committee Membership

- Landscape chair officially announced resignation (followed with written notice after the meeting).
- Normagene Lycan volunteered to chair the Landscape Committee.
- Additional recruiting for Landscape, Architectural and Social committees to continue to help staff the committees.
- Motion made to adjourn and meeting was closed for the evening at 9pm.

LAKE WASHINGTON RIDGE HOMEOWNERS ASSOCIATION

	2006 Budget	2006 Results	Proposed 2007 Budget	
Cash Balance at Jan 1	12,429.98	12,429.98	13,018.08	
Revenues				
Assessments/Dues	29,000.00	29,000.00	29,000.00	
Fees/Interest	0.00	545.00	0.00	
TOTAL	29,000.00	29,545.00	29,000.00	
Expenses				
Landscaping-general maintenance	14,600.00	17,688.49	15,180.00	(1)
Landscaping-monuments	0.00	0.00	3,350.00	(2)
Landscaping-special projects	0.00	0.00	6,625.00	(3)
Landscaping-116th Lighting	3,100.00	3,651.94	0.00	
Special Projects	1,500.00	0.00	1,500.00	(4)
Utilities/Maintenance	3,000.00	3,446.45	3,500.00	
Administrative	400.00	443.75	400.00	
Insurance	2,500.00	2,227.00	2,500.00	
Social	600.00	639.27	600.00	
Legal	500.00	210.00	500,00	
Website	500.00	650.00	500.00	
Capital Improvements	0.00	0.00	0.00	
TOTAL	26,700.00	28,956.90	34,655.00	
Cash Balance at Dec 31	14,729.98	13,018.08	7,363.08	
Actual:		13,018.08		
Over(short)		0.00		

Notes:

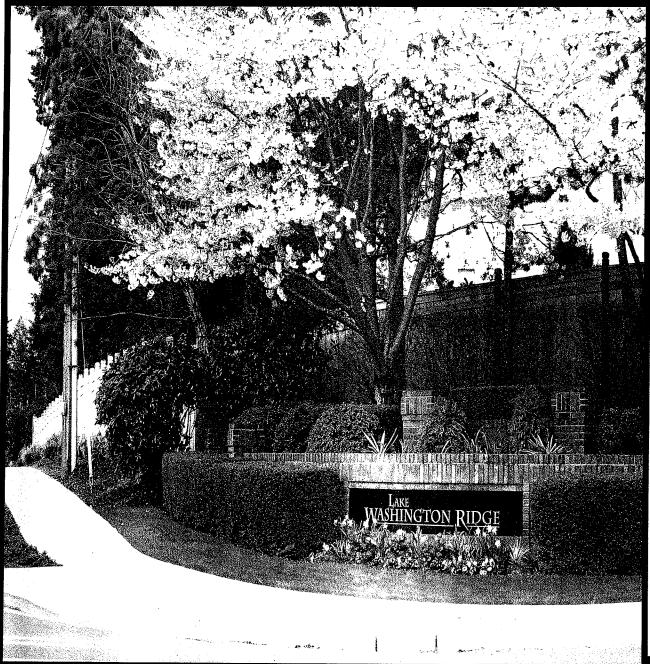
- (1) 2006 overage includes storm clean-up, 117th Ct SE clean-up/weed control, and monument maintenance/plantings. 2007 proposal is for the general mowing and maintenance services with a conversion from Greenway to Malones (3 months Greenway + 9 months Malones).
- (2) 2007 line item is for outsourcing all monument maintenance and plantings to Malones.
- (3) 2007 line item consists of the following items proposed by the Landscape Committee:

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930.00	monument cleaning (power washing and moss removal)
1,200.00	SE 77th pond area and 116th weed control and ground cover
1,600.00	removal of tree stumps left from emergency storm clean-up
760.00	soil repairs at monuments A and B
390.00	replace irrigation clock at monument A
275.00	prune fallen trees at monument B
200.00	drainage improvements at monument D
135.00	sod repairs
135.00	transplant plants, sod replacement
1,000.00	contingency
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(4) Carryover of mailbox clean-up/repairs from 2006.

LWR HOA

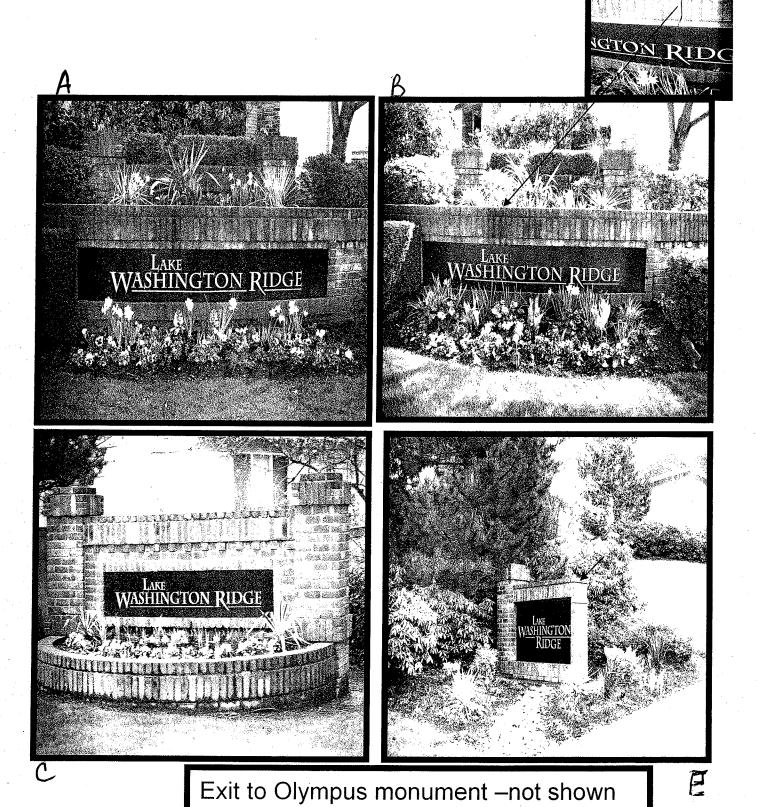
Annual Meeting



Maintenance Recommendations

March 22, 2007

LWR Brick Monuments



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Maintenance Recommendations

Brick monuments

Issue: All 5 monuments are dirty, moss covered, some with mortar and bricks lost

Recommendation:

- Clean and repair 5 brick monuments
 - Power wash
 - Remove moss
 - Replace brick and mortar, where needed
 - Establish regular inspection and cleaning

Pro's

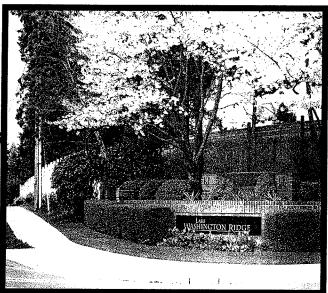
- Reduce further deterioration
- Increase life of monuments
- Enhance subdivision street appeal
- Uniform clean appearance
- Budgeted item

Con's -?

- On going budgeted maintenance item?

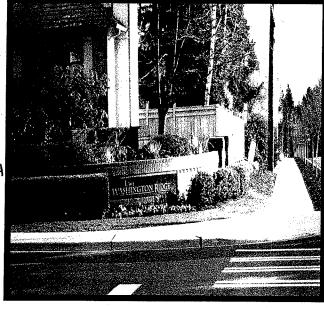
116th Street LWR Subdivision Entryway

North





NOTH





SOUTH FENCE

South Momument

116th ST Fence - North side









Maintenance Recommendations

Entryway Fences on 116th Street (next to monuments)

Issues:

- Rotted and warped wood panels, peeling paint
- Fence crosses 3 property owner plot boundaries and city easement boundary
- In landscaped areas maintained by LRW HOA

Recommendation: HOA maintain; Repair w/one time assessment of \$59.00/ homeowner

- Salvage all large expensive posts
- <u>North side</u> replace all vertical and horizontal panels (very rotted & weather beaten) Stain/paint
- South side replace selected panels, stain /paint

Pro's

- Eliminate constant piece-meal repair or total replacement
- Enhance subdivision entrance street appeal
- Cohesive appearance
- Uniform maintenance schedule and materials

Con's:

- Repair/maintenance cost not budget
- Differing opinions on maintenance responsibility(\$)