

Lake Washington Ridge Homeowner's Association Annual Associate Meeting

Date: 22 March 2007, 7 pm
Location: Hazelwood School (gym)
In Attendance: Gerardo Hueto – President
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 Erleben, 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.

- ◆ Motion made by LC Chairperson to 'have HOA maintain fencing directly next to monuments where HOA does landscaping...specifically 116th. 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.

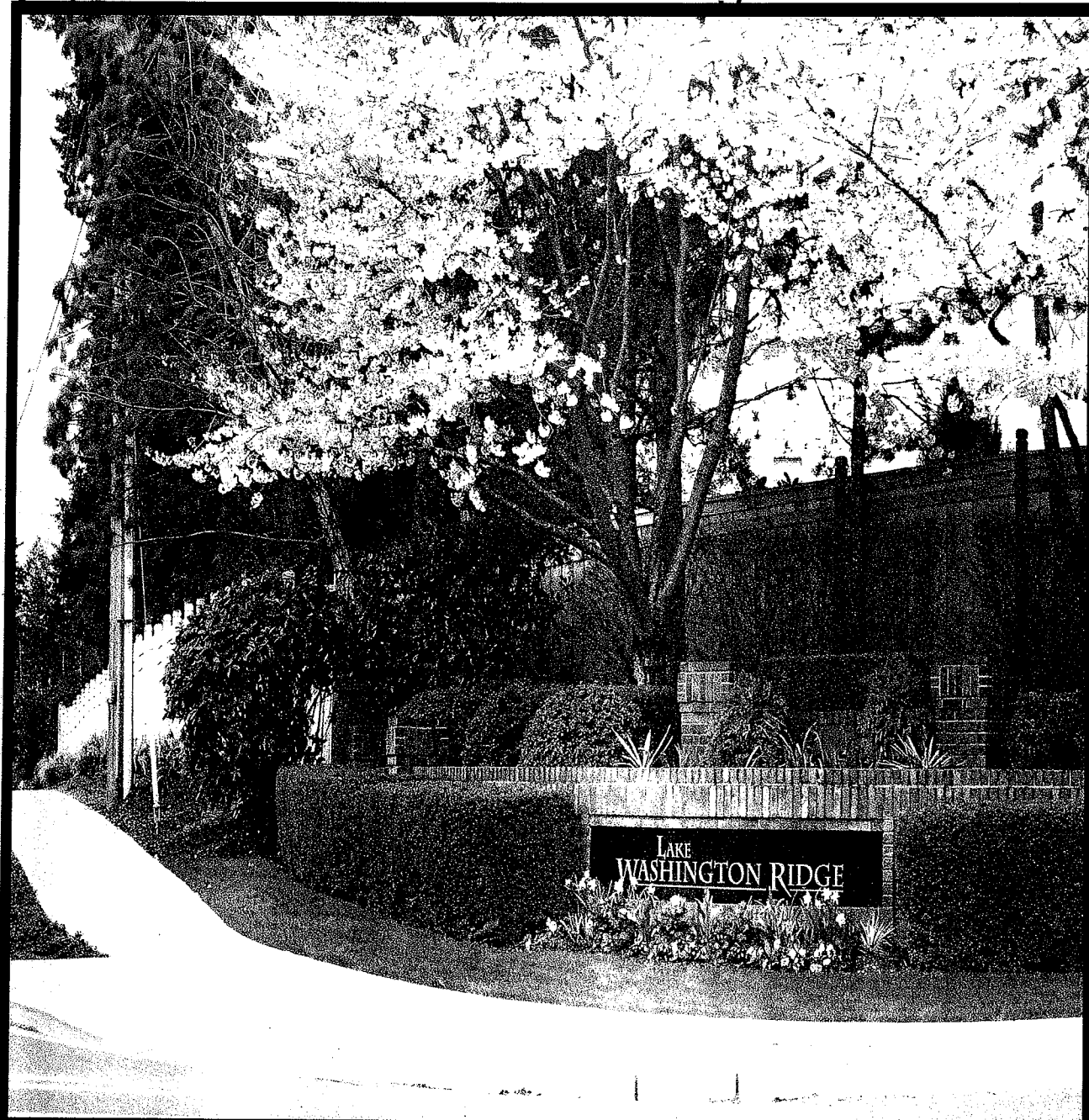
LAKE WASHINGTON RIDGE HOMEOWNERS ASSOCIATION

	<u>2006 Budget</u>	<u>2006 Results</u>	<u>Proposed 2007 Budget</u>	
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	<u>29,000.00</u>	<u>29,545.00</u>	<u>29,000.00</u>	
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	<u>26,700.00</u>	<u>28,956.90</u>	<u>34,655.00</u>	
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:
 - 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
 - 6,625.00
- (4) Carryover of mailbox clean-up/repairs from 2006.

LWR HOA
Annual Meeting



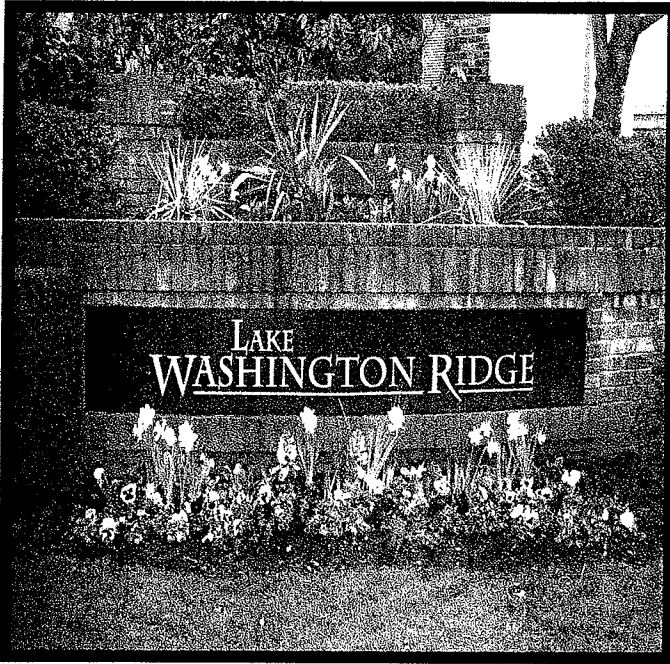
Maintenance Recommendations

March 22, 2007

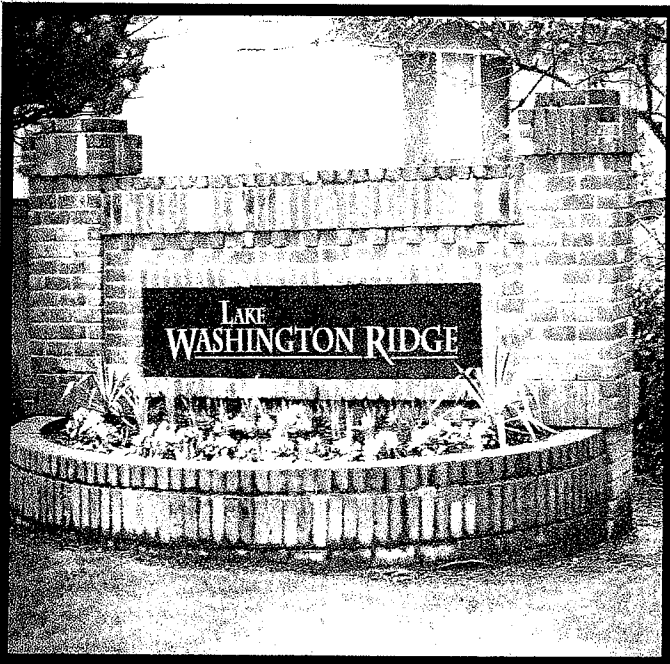
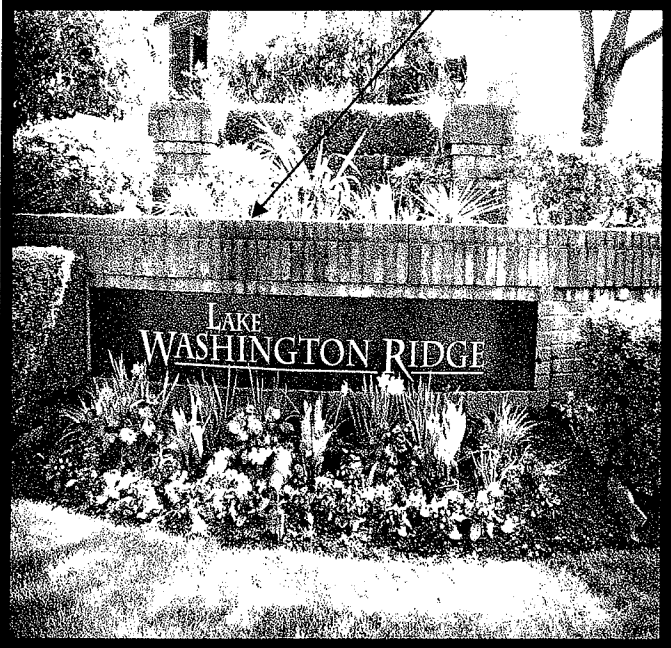
LWR Brick Monuments



A



B



C

Exit to Olympus monument –not shown

E

D

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

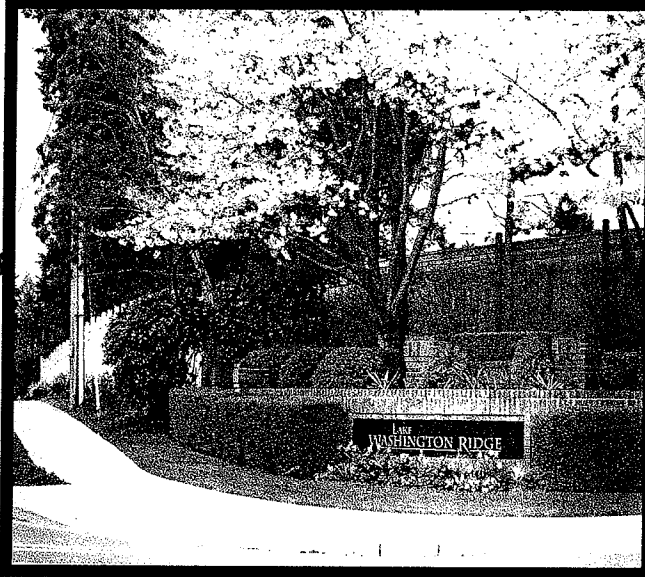
- Reduce further deterioration
- Increase life of monuments
- Enhance subdivision street appeal
- Uniform clean appearance
- Budgeted item

Con's - ?

- On going budgeted maintenance item?

116th Street LWR Subdivision Entryway

NORTH
MONUMENT



NORTH
Fence



SOUTH
MONUMENT



SOUTH
Fence

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
- North side - 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(\$)