

**Lake Washington Ridge Homeowners Association
Annual Homeowners Meeting
March 23, 2004, 7pm
Hazelwood Elementary – Big Gym**

22 Proxies Received
29 Homeowners

Financial Report –

Chris Epping gave the financial report as our treasurer (Michelle Epping) was home sick with the flu. Chris reviewed the budget for this year and specifically discussed the capital improvement of \$2,000. Chris heads up the landscape committee and researched replacing the roofs on the mailboxes. The bids ranged from \$7,000 to \$1900. We also discussed using the \$2,000 for streetlights, which costs approximately \$2,000 per streetlight installed. There was some discussion about the slot for the mailboxes being too small as well as the annoyance of notices posted on the mailbox. Further discussion led to a homeowner making a motion to approve \$2,000 for re-roofing the mailboxes. The motion was seconded and approved.

Landscaping Report –

Brice Poplawski showed a map of the association and focused discussion on the common areas and completing the landscape improvements discussed at last year's homeowners meeting. The common area D at the bottom of 75th and 122nd does not add to our aesthetics to our neighborhood. Brice discussed installing laurel shrubs to hide the pond area with the goal of having it match the perimeter of the other common areas and perimeters.

A homeowner proposed we improve the common area A (just off of 77th place) and the perimeter of Section I. It was requested to look at these areas as well. It was agreed to take out the non-native trees. This discussion brought up the issue those homeowners who have feedback for the landscaping committee to contact someone on the committee so the team can review and get bids for the next annual meeting.

A motion was made to put \$4,000 of the special landscape budget towards finishing the landscaping project from last year, thus putting in laurels and trees in around the common area D at the bottom of 75th and 122nd. The motion was seconded and approved.

Social Committee Report –

Clara Ho mentioned the picnic and that a date was not yet selected and the committee was looking at August or September. Most people agreed that September was probably the best time to hold the picnic.

Kitty Slagle also discussed the ladies night which is hosted once a month at a homeowners home and anyone interested to sign up for the email distribution.

1st LWR Easter Egg Hunt is happening at the home of Brent and Joni Wickline who live at the top of 77th place (corner lot). Joni Wickline encouraged everyone to attend even if they did not want to participate in egg hunting.

Budget –

After the landscape and social committee report, a motion was made to approve the 2004 budget. It was 2nd and approved.

Raising 2005 Dues –

Rick Slagle discussed the number of improvements the homeowners has discussed, namely street lights and landscaping and raising the dues from \$220 to \$250 would help to expedite the improvements. This would increase the capital improvement spending to \$3,000 – 4,000. There was discussion to put lights and water where the monuments are located. There was a request to send a list of potential improvement out with the invoice for 2005. The list should list the capital improvement, the cost and have an area for the homeowner to prioritize what they would like to see approved for spending. It was agreed that the board would do this for 2005. A reminder was made for homeowners to contact members of the board with their suggestions/requests for improvements so the item could be added to the list.

A motion was made to increase the dues to \$250 for 2005 and it was 2nd and approved.

Website Report –

Joni Wickline noted the LWR HOA website is currently at www.theridgeline.com. Because it is not listed on a search engine, the homeowners probably underutilize the site. Bruce Phung offered his support to get it listed so homeowners have an easier time finding the website. Joni admitted to not focusing enough time utilizing the website and asked for support from the homeowners. Natalia Bowman agreed to manage the website.

Block Watch –

Garry Thompson discussed Blockwatch and asked that anyone interested could contact him.

Amendment to CC & R's –

Rick Slagle reviewed the amendment to the CC&R's which states that "no lot or contiguous group of lots shall ever be divided, re-subdivided, or replatted in any manner. Two homeowners discussed their concern in this amendment and made the case for not approving the amendment. Councilmember and LWR homeowner, Bill Erleben said the city council is looking at the cost of maintaining residential infrastructure and the planning commissioner is looking at increasing the lot size, which is a change from the last few years. There was additional discussion from parties who were for and against the amendment and then the homeowner's voted by a written ballot. The amendment was approved by a vote of 28 ballots plus 22 proxies to 5 votes against the amendment.

New Issues –

Oscar Cantu raised the issue of putting a Direct TV dish on his home stating the CC&Rs do not allow it. The Cantu's have recently moved into the neighborhood and carried with them a contract with Direct TV. He asked the board to amend the CC&R's so the homeowners could put a dish on their house. There was discussion about the numerous hours and time involved in holding a special meeting and the final conclusion was to not make any changes. There is a federal law that states the associations cannot block a homeowner from installing a satellite dish, thus the Cantu's can move forward with installation.

Two New Board Members –

Two candidates were nominated and elected to the board of directors. The two new board members are Kelli Fields and Laura Hoagland.