

**Lake Washington Ridge Homeowners Association
Annual Homeowners Meeting
March 4, 2003**

Board Members present: Rick Slagle, Michelle Epping, Clara Ho, and Joni Wickline

35 Homeowners were present
38 proxies were received

Board President, Rick Slagle welcomed the homeowners.

Block Watch – Jerry Gilley, Police Officer in City of Newcastle
Jerry discussed the benefit of having Block Watch in our association neighborhood. There would be a Block Watch Captain for every 8-10 houses and the Captain. Each Captain would have a phone tree of the homes in their Block Watch so warning could be communicated easily. Crime increases in the summertime so this is a good time to get the Block Watch started in our neighborhood. Anyone interested in being a Captain, please contact Garry Thompson at 226-3616 or garry@thompson.name

Successes & Failures of 2002 – Rick Slagle

Failures – We contracted with a new landscaper last year that did not service us well. We went back to the landscaper, Greenway, who had serviced us before.

Successes – We have new signs in our entryways and we had a great turnout at our annual picnic at Coulon Park.

Financial Report – Michelle Epping (see proposed budget)

The expenses and the proposed budget were discussed. We have two tenants who owe from prior years.

Additionally, there was discussion about adding streetlights, which cost approximately \$2,000-2,500 each. We did not budget for it but we may decide to put in a new street light each year to improve the lighting throughout the neighborhood.

Architectural Committee – Chris Epping

We have a new form for homeowners to use in getting approval for changing the paint color of their home, changing the roofing and/or adding/changing the fencing. A copy of the form will be posted on the website for homeowners to print out. All requests should go to Chris Epping for approval.

Landscape Committee – Brice Poplawski

We budgeted an extra \$3,000 for additional landscaping services. The Landscape Committee will review the bid from Greenway, our landscaper, and decide what improvements we can do this year.

Social Committee – Clara Ho

Clara Ho and Colleen Kill will be the new co-chairs of our social committee. Their goal is to have more activities. Any one interested in volunteering should contact Clara or Colleen.

Website – Joni Wickline

A website for our association will be going up in the next two weeks. The website will include: homeowner documents, utility phone numbers & resource referrals, calendar of events, place to post questions & answers and contact information for Board Members and Block Watch Captains.

Budget – Rick Slagle

A motion was made and seconded to approve the budget. There was discussion to spend more money on perennials in our entryways. There was also discussion to put in more streetlights (see note above) and to put lighting and water lines in the entryways.

All was in favor of approving the budget.

New Business – Rick Slagle

The new development off of 118th street is expected to have about 14 new homes. They will not be a part of our association.

Trivory (vacant land on top of the hill) is creating roads and utilities and will be selling off lots to developers.

New Board Member – Rick Slagle

Clara Ho finished her 3-year term as Vice President. Garry Thompson was nominated and unanimously approved to replace Clara. He lives in Division II and he's responsible for bringing Block Watch into our neighborhood.

Future Goals – Rick Slagle

Streetlights and utilities at the monuments will be discussed at the next board member meeting.

There was a motion to amend the CC&R's to limit subdivisions in our association. The motion was seconded and approved.