

Minutes of Annual Meeting 2009

Motion to Approve – Siggi Bjarnason

Opposed: none

Officers Reports:

President's Report

The note posted on unit doors prior to the annual meeting regarding a special assessment was not authorized by the board.

- A special assessment has not been discussed and there is no plan to increase dues in regard either to the lawsuit or the creek project at this time. Board has and will continue to do everything in its power to avoid special assessment and or homeowner dues increase to fund the creek project.
- Vickie indicates that many homeowners are delinquent on dues and many are in foreclosure. Association puts a lien against a unit when the homeowner is 45 days late with dues.

Treasurer's report

- No report at this time

Board Nominations/Elections

Four vacancies on the Board

- Board members must be able to commit to 6 out of 9 meetings a year and to respond to email items which need to be resolved outside of meeting times.
- All Board members must be up to date on their dues.
- Board members may not benefit or take personal gain from being on the board. Their duty is to the association and the homeowners in general and not to themselves.
- Treasurer is responsible for the financial books.
- Secretary is responsible for taking notes at all meetings.
- Board meets once a month at this time, but this flexible. Meeting days, times and length are at the discretion of the board.
- Meetings are open to all Homeowners with a HO forum at beginning or end of the meeting (about 15 minutes).
- Focus will be on creating committees this year.
- Officer elections will be held at next board meeting – at this time elections are held only for membership.

Board Nominations:

- Tania Tanaka – not present
- Mary Metsker – opts out
- Cheryl Arnott
- Sven Freitag
- James Muri
- Evelyn Kessler
- Karen Thompson

- Barb Simpson

Board Elections

Board elected by homeowner vote:

- Cheryl Arnott
- Evelyn Kessler
- Karen Thompson
- Barb Simpson

Unfinished Business

Verizon FiOs Update: 6-8 building have been completed. In order for a building to be wired for FiOs the installation team needs to enter each building to complete the installation.

- Homeowners in a building must coordinate in order to schedule an installation for their building individually. The board is no longer collecting keys for the installation.
- A unit owner may wish to step up in order to make the installation move forward taking keys or promises from homeowners to be in unit for the installation.
- If units are in foreclosure, then please work with Vickie to arrange for accesses to those units.
- To obtain a list of those units which have previously turned in keys please contact the board.

New Business

Siggi requests that newly elected board members contact him for meeting information.

Approval of Resolution of the Association applying excess membership income over membership expenses to the subsequent tax year in compliance with IRS Rev. Ruling 70-604 to reduce the Association tax obligation for fiscal 2009.

Homeowner Questions/Concerns

- Homeowner questions regarding lawsuit.
- Homeowner questions regarding property lighting, security, theft etc.
- Homeowner questions about landscaping.
- Homeowner asks how to deal with a renter who doesn't clean up after their pet. Please report to Vickie and she will send notice to the Homeowner.
- Homeowner expresses the opinion that violations appear to be mostly by renters.
- Homeowner suggests that the association build in an agreement for homeowners to sign when they rent out their units which indicates that house rules have been shared with the new renters.
- Homeowner requests that we post the top 5 property offenses on the mail kiosks so that tenants are aware of the rules.
- Homeowner asks whether rental cap has not been put in place.
No - a rental cap has not been put in place.

- Siggie encourages homeowners to challenge each other with regard to rule violations – illegal dumping, pet clean up etc.
- Homeowner encourages others to call 911 when we encounter issues/illegal activities around the property such as theft, etc.
- Homeowner indicates that renters of another unit continue to park in his reserved spot.
Siggie recommends that the homeowner contact the towing company to have the car removed. This only applies to the homeowners encountering issues with their reserved spot(s). Towing from visitor parking is not allowed by homeowners.
- Homeowner asks about the leased parking spots.
Auction is still being worked on by the board and will be addressed by the new board.
- Homeowner asks about whether the board has power to fine tenants rather than homeowners when a unit is being rented.
No – the board can only fine homeowners. However a homeowner may pass the fine on to their tenant.

Adjournment: 8:20
Seconded

Siggie Bjarnason
Jacqueline Brinker