

Westridge Homeowners Association Annual Meeting

February 9, 2017 Minutes

1. Kevin Scruggs, Acting President called the meeting to order at 7 pm. Introductions of homeowners. Thirty-four (34) lots were represented.
2. Proposed Changes to CC&Rs. Larry Keeton, Association Secretary walked the attendees through the proposed changes to the CC&Rs.
 - a. Why update the CC&Rs? To ensure vehicle accumulations similar to what has occurred in the adjacent subdivision, Spirit Ridge, doesn't occur. To "liberalize" the current standards regarding storage of vehicles, recreational vehicles, etc. And, to establish an enforcement method when a homeowner fails to follow the standards of the CC&Rs.
 - b. Larry walked through the numerous sections, pointing out that some were started years ago and the process was never completed.
 - c. Key issues were raised:
 - i. Adult Family Homes are included in the proposed CC&Rs. The question was raised whether or not these are half-way houses. The answer is no. To be an adult family home they have to be state certified. The question was raised why do we need them. It was explained that a situation had risen that required one. The question was raised as to whether these are a business, which is prohibited by the CC&Rs. The answer was basically one could rent out a room to their house, it's the same concept. In follow up, Revised Code of Washington (RCW) 64.38 addresses Adult Family Homes in a Homeowners Association. They cannot be prohibited.
 - ii. Signs. The current CC&Rs prohibit signs, to include political ones. RCW 64.38 says you cannot prohibit a homeowner from putting up a political sign during campaign season.
 - iii. Owner Maintenance. A new item added to ensure a homeowner keeps their lot maintained, to include the house. It also says that if the Association Board feels necessary to go perform maintenance of a lot as it has been neglected by its owner, the Association can collect cost of doing such maintenance from the homeowner.
 - iv. Vehicle storage. The discuss focused on the fact people have more vehicles and often don't park them in the garage. Current CC&Rs state a vehicle cannot be stored on the driveway. The proposed change allows for "stored" vehicles provided they meet certain conditions. Additionally, a property owner can have one stored vehicle provided it is not visible from the street. If the vehicle is inoperable, unregistered, etc. the homeowner must meet county and state environmental codes.

- v. Recreation vehicles. Lots are allowed to store recreational vehicles as long as they are behind the front of the houseline and obscure from the street. The question was raised could someone have more than one recreational vehicle. Under the proposal it is only one. However, it is recognized some property owners could actually meet the CC&R requirements and store more recreational vehicles. Additionally, recreational vehicles may be parked in driveways for a period of 96 hours from May 15 to September 15, recognizing that people use them in the summer. Currently, they are not allowed to be there more than 48 hours.
- vi. Enforcement and Fines. This is new section to create the process for enforcement of the CC&Rs. Currently, they say that ACC or any Lot Owner may enforce the provisions. This had quite a bit of discussion as people are concerned that the Board may decide to litigate with a property owner over the enforcement of CC&Rs and homeowners would be required to pay a special assessment if the Association loses. The question was raised can this be done now. The answer was yes given the way the CC&Rs are written.
- vii. To adopt the CC&Rs, 75% of the lot owners must agree to the proposal. As there are 74 lots in the Association, 56 are required to agree before the changes can be adopted.

3. Assessment Increase and Budget. Joyce Rossi presented that the dues for 2017 would increase from \$100 to \$125. This is to cover the establishment of a Reserve and to cover the increased cost of landscaping. The budget for 2017 is attached.
4. Landscaping Contract. Kevin Scruggs discussed a change in the landscape contractor beginning in March. The new contractor is In His Hands. They will charge \$500 a month. And, they will improve the front entrance to the subdivision for a cost of \$3,000.
5. Board Members Needed and Elections. Kevin presented the need for additional board members. There is a vacancy of one, and one member wants to step down. Two people from the attendees volunteered to sit on the Board. Elections will be scheduled for March.
6. May 6 Garage Sale. Kevin announced the Association will advertise for a subdivision-wide garage sale. If the garage door is open, then it means you're participating.
7. HOA Website and Email Address. Jim Schutt introduced the Association website and email. The website address is westridgehoa98383.com. Email is westridgehoa98383@gmail.com. Emails go to Kevin and he forwards them on to the appropriate people.
8. Member issues. Speed bumps were raised. It was reported Public Works would not install them at their cost. The question was raised as to the homeowners paying for it. The Board will investigate.

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9. Adjourn. The meeting adjourned approximately at 9 pm.