

Westridge Homeowner's Association Board Meeting
January 9, 2017

Members Attending: Eric Johnson, Larry Keeton, Joyce Rossi, Jim Schutt, Kevin Scruggs

1. Meeting convened at Kevin's home at 6 pm.
2. Review the CC&Rs for changes
 - a. Reviewed the proposed changes to CC&Rs based on lawyer Phil Havers' recommendations. The changes focus on clearer definitions of vehicles, vehicle storage, establishes a section homeowner responsibilities as it relates to maintenance of the outside of their home and lots, storing vehicles, and expands a section on enforceability of the CC&Rs. Recommended changes to the proposal was adding in the use of arbitration before seeking court injunctions if necessary. Board approved the changes. Larry will rewrite and submit to Joyce for editing. Upon completion, the proposed CC&Rs will be sent to the lawyer for final review. Upon receipt of the CC&Rs back from Phil, they will be posted on the Homeowner Association Website and an email/letter will be sent out announcing their availability and a form to sign if people agree.
3. February Annual Meeting, February 9th, 2017, 9300 Nels Nelson Road, Bremerton. Agenda finalized and speakers identified for each topic.
4. Landscape Contract with In His Hands has been signed. 30-day notification to current contractor needs to be sent. Joyce said she would send it. New contractor will be paid \$500/month and \$3,000 to improve front entrance to the subdivision.
5. Dues increase is set for \$125 for all association members except those on Latigo Lane. Their dues can only increase 5% a year based on a court settlement. Increase is to cover the landscaping contract, increased costs, and to set aside money for a reserve in case of an emergency. This will be further addressed at the annual meeting.
6. The Homeowner Association Website is up and operational thanks to Jim's diligent work. Also, an association email has been established. Emails sent to this address will automatically be forwarded to the President. The acting President is Kevin, so he'll get them and forward them on as necessary. Discussion was held at to post board meeting minutes, the CC&Rs, and other materials on the site to keep Association members informed of activity/issues related to the Association.
7. Board elections need to take place after the Annual meeting. Currently, all board members need to be "re-elected" or new ones identified to replace them. Four people were contacted as to whether they would serve. One replied saying he would serve on the ACC.

8. A Subdivision wide “Garage Sale” date was set for May 6th. The intent is to have a large-scale effort to draw people in and help neighbors get to know each other.
9. No other new business was introduced. The meeting adjourned at 7:15 pm.

Respectfully submitted

Larry Keeton
Secretary