

WEST MEADOWS ESTATES HOMEOWNERS' ASSOCIATION, INC.
MINUTES / BOARD OF DIRECTORS MEETING
Saturday / February 12, 2022

Location: 2856 Islander Ave NW, Home of Janice Rose

The secretary declared an emergency meeting to approve the 2022 budget without 72-hour notice because of COVID-19 restrictions that require social distancing.

Board Members Present: Mike Eastlund, Janice Rose, Barry Solomon, and Miles McCary. Chris Mott, ACC chair, was unable to attend because of scheduling conflicts.

The meeting was called to order by President, Mike Eastlund, at 5:30 PM. Mike Eastlund confirmed quorum.

Barry Solomon made a motion to approve holding an emergency meeting for the reasons stated by the secretary, Janice Rose. Janice Rose seconded the motion.

The vote was called – (4) in favor (voice vote).

Read and Approve Minutes:

Minutes of the February 9, 2021, Board meeting were reviewed by Board members (draft Board minutes were distributed to each Board member prior to the Meeting and posted on the website). Barry Solomon made a motion to accept the minutes as written.

Janice Rose seconded the motion.

Discussion: No discussion. The vote was called – (4) in favor (voice vote).

Treasurer's Report: Janice Rose reported as follows:

Columbia Bank / Checking	19,175.44
ING Direct / Reserve Savings Account	101,789.00
Columbia Bank / Savings (Fines & Fees)**	28,887.40
Columbia Bank / Savings (Professional Fees)*	<u>19,411.10</u>
Total	\$169,262.94

Expenses-To-Date / 2022

Insurance: Commercial General Liability	864.21
Insurance: Professional Liability	2,968.00
Landscape Maintenance	900.00
Landscape Maintenance: Bark	.00
Postage and Delivery	.00
Printing and Reproduction	249.60
Professional Fees: Accounting	.00
Professional Fees: Enforcement	.00
Professional Fees: Legal Fees	.00
Professional Fees: Recording Fees	.00
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Repairs: Lights & Sprinkler Repairs	.00
Reserve Fund	.00
Sign Expense	.00
Supplies: Office	.00
Utilities: Gas and Electric	102.71
Utilities: PO Box Rental/Keys	146.00
Utilities: Water	70.66
Website Domain (5-Yr Fee / 2021 – 2025) / \$224.50	.00
Welcome Committee	.00
Interest Income	.00
Total Expenses / Checking / To Date	\$ 5,051,58

- * Unspent Professional Fees carried over for legal expenses
- ** Non-Budget item set aside for legal expenses

Committee Reports:

Recent committee reports have not changed since the annual Meeting of 12/30/2021.

Old Business:

Stewart Rose, an ACC member, reported the findings of the reserve study committee. They based their information on current estimates to remove and replace the existing wall and landscape.

- 1120 feet of new wall at \$240.00 per lineal foot. \$270,000.00
- Remove and dispose of existing wall and landscape \$70,000.00
- Replace existing landscape (all replaced in 2016 @ \$70,00.00) \$100,000.00
- \$440,000.00

Stewart Rose is in contact with our lawyer to determine the percentage of the number that needs to be in the reserve fund.

Open Forum:

No comments.

New Business:

Item #1: A member requested a variance to the screening requirements for parking a commercial vehicle on a driveway with a custom-made cover.

Barry Solomon motioned to not approve the variance and notify the member that a fence or a gate must screen the trailer.

Janice Rose seconded the motion.

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Discussion: Review of Board Policy and the CC&R's are specific for screening certain vehicles. The only option is to reject the variance request.

The vote was called – (4) in favor of the motion (voice vote).

Item #2: A member provided a picture of a neighbor's back yard and asked the Board to require the neighbor to clean up the trash and debris.

Background: Janice Rose said that the Board's attorney reviewed the CC&R's and Board Policy and could find no authority to act on the request unless the issue was a fire or health hazard. In that case, the Board should consider notifying city authorities.

Janice Rose motioned that the Board contact the member and state that the Board has no authority and could not oblige their request. Mike Eastlund seconded the motion.

Discussion: Limited additional discussion on options when a hazard exists.

The vote was called – (4) in favor (voice vote).

Item #3: A member is appealing an ACC violation letter requesting the following corrections to a covered back porch:

- Paint the trim to match the trim on the house,
- Remove the plastic tarp covering the gable end,
- Replace the tarp-like curtains on the sides of the porch.

Discussion: Board members discussed the option approved for other members, including roll-up sun and windscreens and removable glass panels for gable ends.

Barry Solomon made a motion to reject the member's appeal and suggested that they submit a request for approval of other options. Miles McCary seconded the motion.

The vote was called – (4) in favor (voice vote).

Item #4: Miles McCary, in his position as chair for compliance, explained that a member had failed to maintain landscape after receiving multiple compliance letters and made a motion to the Board to refer the member to the attorney for legal action.

Janice Rose seconded the motion.

Discussion: Limited additional debate.

The vote was called – (4) in favor (voice vote).

Item #5: Janice Rose identified a member who failed to respond to multiple letters from the ACC regarding maintaining the paint on a residence. She motioned to refer the member to the attorney handling the previous collection actions against the member. Miles McCary seconded the motion.

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Discussion: No additional discussion.

The vote was called – (4) in favor (voice vote).

Item #6: A member attended the Meeting to appeal the neighbor-friendly fence requirement.

Background: The member constructed a fence without ACC approval. The member responded to a violation letter asking that the fence be changed to a neighbor-friendly fence or removed.

Discussion: The CC&Rs require prior approval for all construction, including fences. Board policy requires that all fences be neighbor-friendly and provides pictures of acceptable fence examples to meet the requirement. The Board secretary reminded the Board that policy requires grandfathered fences when repaired to be made neighbor-friendly, and the Board has asked multiple members to construct neighbor-friendly fences. A Board member reminded everyone that it is an appearance issue and necessary to maintain property values. The member argued he should not need to change the fence if his neighbor did not care if the fence was neighbor-friendly.

Janice Rose motioned that the Board reject the member appeal and require that the fence be neighbor-friendly. Mike Eastlund seconded the motion.

Discussion: Limited additional debate. The member, thanked the Board for hearing his concern and committed to change the fence.

The vote was called – (4) in favor (voice vote)

Adjournment:

Mike Eastlund made a motion to adjourn the meeting at 6:45 PM.

Barry Solomon seconded the motion.

Discussion: No discussion. The vote was called – (4) in favor. The meeting was adjourned.

Submitted by: Janice Rose, Secretary/Treasurer