

VIEWPOINTE AT REDONDO HOMEOWNERS' ASSOCIATION

Minutes of the Annual Meeting on May 5, 2008

The meeting was called to order by President Debbie Will at 7:02pm.

Attendees: Sue Poehler, Mike & Jeannette Alderson, Wes & Debbie Will, Chuck Hawes, John and Lorna Packard, Thu Le, Steve Anderson, Jill & Rory Johnson, Diane Kerr, Dave and Ginny Ross, Gail Genord, Effenus Henderson, and Rick Meeder.

Members of the Association introduced themselves. The minutes of the 2007 HOA meeting were reviewed and approved.

Wes Will was the winner of the first door prize drawing (\$25 GC to The Rock).

TREASURER'S REPORT (Jeannette Alderson)

Total expenses for fiscal year: \$11,890.32. The major expense items were landscape maintenance (\$5,886) and fence repair/painting (\$3,885), which was paid from the reserve account. Account balance as of May 1, 2008: \$3,340.31.

COMMITTEE REPORTS

Architectural Review Committee (ARC): Wes Will presented the Guidelines for Roof Replacement and the revised form for Construction, Alterations and Improvements. Property owners are required to submit this form to the ARC before beginning exterior work. This is a requirement (courtesy) even if repainting the same color or replacing the roof with similar materials.

The group discussed the consequences for property owners not following the covenants (CCR) or not submitting required paperwork. In the absence of fee schedules or clearly defined legal process, the board has limited enforcement power. (We do not have a complete set of By-Laws. Ginny Ross/Steve Anderson will look in their files for an original copy of By-Laws.)

There was discussion of revisiting the painting guidelines proposed several years ago. Rick was asked to revise (with a reference to "community standards" and address front door color) and resubmit for review by board/HOA.

HOLIDAY LIGHTING

One house in neighborhood still has lights up (icycle lights and extension cords visible). The owner was notified by letter on 4/22/08.

Suggestion: Leave lights on later Christmas Eve or days leading up to Christmas.

OLD BUSINESS

Display board on mailbox: Steve Anderson offered again to build and install.

Condition of the mailboxes: Mike Alderson, Dave Ross and others volunteered to help with removal and investigate options for re-roofing.

By-Laws: Diane Kerr volunteered to join the committee that will revise the By-Laws (when we find a complete set).

Effenus Henderson was the winner of the second door prize drawing (\$25 GC to Jimmy Mac's).

FOLDERS

Debbie Will explained intent of colorful folders which contain copies of documents; excerpts from CCR pertaining to construction, signage, etc. Folders will be distributed to every resident as a reminder of obligations.

Questions about political signs in yards during campaign season. Policy not clearly addressed in CCR – will be reviewed by BOD.

Guidelines for parking of autos, trailers, boats, etc. is covered in CCR.

Concern about deteriorating condition of some properties (lawns, flower beds, shrubs, etc.). HOA will address with “Hello Neighbor” letters.

Mike Alderson reported that Lot #25 is in foreclosure and up for auction. There are issues with yard maintenance and a question of who’s responsible for HOA dues. Can we recover from bank/escrow?

BUDGET

NW Landscaping will increase its monthly fee by \$15. Jeannette will ask NWL to estimate cost of adding beauty bark to common areas and refurbishing shrubbery along 1st Ave. South. Concern over weeds growing in cracks of sidewalks. Can NWL include as routine maintenance?

The dues increase (\$250/year) now in effect will cover additional expenses. Mike Alderson noted that the fence is aging and will need to be replaced. The city replaced the gate to the storm water retention pond with a chain-link model (OSHA requirement).

Moved/Seconded to approve the 2008-09 budget as presented. Approved.

Chuck Hawes was the winner of the third door prize drawing (\$25 GC)

ELECTION OF OFFICERS

Debbie Will reconsidered her decision to resign as president and will continue to serve.

NEW BUSINESS

Barking dogs have become an issue in the neighborhood. Mike Alderson says Animal Control has a process for addressing the problem which involves initiating a petition campaign.

Concern/issues with safety of neighborhood youth (kids are skateboarding, playing and laying in the street). Contact parents if they can be identified. In lieu of signage, this will be mentioned in the newsletter.

Economies of scale: Consider uniform pruning of trees in front of houses? Identify tree trimmers and get a quote? What about backflow testing? Window replacement? Window washers?

Consider creating a list of “approved vendors” for the back page of the HOA Newsletter (w/references from satisfied customers).

Steve Anderson reported that the BlockWatch program worked well when a water line erupted last summer.

The Packards were winners of the fourth door prize drawing (\$25 GC to Applebees).

Jill Johnson was the winner of the fifth door prize drawing (\$25 GC to new theaters).

Dave Ross asked (ARC) for a decision on permanent installation of generators.

Perennial question of how to improve attendance at HOA meetings generated several ideas for improving communication with property owners:

- Compile an e-mail distribution list
- Create a web site for ViewPointe at Redondo? (Potential ad revenue?)
- Offer dues discount for attending HOA meeting (penalty for NOT attending)?

The meeting was adjourned at 8:30pm