

VIEWPOINTE AT REDONDO HOMEOWNERS' ASSOCIATION

Minutes of the Annual Meeting on May 4, 2009

The meeting was called to order at Windermere Realty by HOA President Debbie Will at 7:04pm.

Attendees: Sue and Phil Poehler, Ann and Rich Thoreen, Jeannette & Mike Alderson, Debbie & Wes Will, Chuck Hawes, Lorna & John Packard, Jill & Rory Johnson, Ginny & Dave Ross, Doug Genord, Effenus Henderson, Arnie Foreman, Tamara Armstrong, Sue Barrett and Rick Meeder.

Members of the Association introduced themselves. The minutes of the 2008 HOA meeting were reviewed and approved as presented.

TREASURER'S REPORT (Jeannette Alderson)

Total expenses for 2008-09 fiscal year were \$10,054.84. The major expense items were landscape maintenance (\$6,082.32) and repair of sprinkler heads/tree removal (\$1,814.86).

HOA account balance as of May 1, 2009: \$4,147.00.

BUDGET

The proposed budget for 2009-10 was approved as presented, with expenses projected at \$8,800. Barring unanticipated expenses, the reserve account should increase by \$2,000.

COMMITTEE REPORTS

Architectural Review Committee: Wes reported good compliance with Roofing Guidelines. Most roof replacement has been high quality (Presidential TL) architectural-grade asphalt shingle product recommended by the ARC.

HOLIDAY LIGHTING

ViewPointe Holiday Festival: Snow/ice storm created problems for everyone. Food donations were down (~6 barrels) due to weather and dangerous road conditions.

Block Watch: Discussion of break-in at Lot #9 (Henderson). Agreement to use message board near mail boxes to alert property owners.

OLD BUSINESS

THANK YOU to Steve Anderson for constructing and mounting the community bulletin board on the mailboxes.

Deteriorating condition of roof on mailboxes: Mike Alderson, Dave Ross and others volunteered to help with removal and roof replacement.

BY-LAWS: A complete copy of original HOA By-Laws had not been located as of this date. (Subsequently, Effenus Henderson found a copy.) Sue Barrett offered to draft a revision. G/D Ross offered to participate. Mike Alderson says the By-Laws do not need to be recorded, merely presented for review and adoption by the HOA.

Report of ongoing problem with barking dogs in Lot 34 (Carpenter). Mike Alderson reminded HOA members that King County Animal Control will respond if enough people complain. Another proposal was to purchase a device that emits a high-pitched tone that suppresses barking.

Approved Vendor List: Revisited the concept of a “resource list” of vendors; those present submitted contact names on a sign-up sheet; other referrals should be submitted to Debbie Will for inclusion in the newsletter.

Dave Ross is still waiting for a decision on permanent installation of outside generators (need to submit request form to ARC).

NEW BUSINESS

E-mail newsletter: The board would like to distribute quarterly HOA newsletter via email, so important to collect email addresses for all property owners.

The “Hello Neighbor” notification process has been limited by lack of input from property owners. No need for designated “watch dogs;” everyone should take responsibility to notify board if there are issues in the neighborhood that need to be addressed.

Jill Johnson reports dog walkers are not picking up dog droppings. Some believe the primary offenders they are not neighborhood residents. Can we post a notice at entry? (What is the city ordinance?) No opposition to posting signs at entry. Connie/Ginnie will investigate availability (Petco?).

Update on status of Lot #25 (yellow house unoccupied for many months): Sale pending. (Subsequently, new owner submitted Request for Modification related to roof replacement – scheduled for week of 6/15.)

A member requested distribution of an updated Map and Lot # list via email.

ELECTION OF OFFICERS

Debbie Will once again reconsidered her decision to step down as president of the HOA. Rick Meeder will continue as secretary; Jeannette Alderson remains treasurer. The slate of officers was approved by acclamation.

DOOR PRIZE DRAWING

Gift card to Olive Garden: Connie Kelliher
Gift card to movie theaters: Sue Poehler

ADJOURNMENT The meeting was adjourned by HOA President Debbie Will at 8:15 pm.