

VIEWPOINTE AT REDONDO HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting on May 2, 2011

CALL TO ORDER: The meeting was called to order by HOA president Debbie Will at 7:05 pm.

ATTENDEES: Dahl (4), Anderson (32), Nutter (29), Hawes (35), Walker (40), Alderson (17), Hilton (37), Armstrong (8), Ross (36) Poehler (33), Meeder (22), Will (18), Kelliher (21), Genord (26), Johnson (10), Packard (14), Devitte (2), Haines (20), Henderson (9), Vedvick (41).

MINUTES: The minutes of the 2010 meeting were circulated, but not formally approved.

TREASURER'S REPORT: Jeanette reported a \$2852 surplus of revenue over expenses and recommended moving \$2,500 to the reserve account. There were no unanticipated expenses in 2010. The largest line items are landscaping and liability insurance for HOA volunteer officers.

COMMITTEE REPORTS

Architectural Review: No members of the ARC were present to provide a formal report. The files reflect ARC approval of several roofing and painting proposals in 2010 and one garage door replacement. Residents were reminded to submit proposals for modification to the ARC before proceeding with exterior changes to their property.

Holiday Food Drive: Judy and Rob Walker reported 2500 pounds of food items were collected for the Federal Way Food Bank, plus some cash contributions. ViewPointe is the largest single donor to the food bank.

OLD BUSINESS

Fence repair: The fence needs maintenance. A work party scheduled for June, 2010 did not happen. Jeff Hilton volunteered to organize a committee to assess maintenance requirements, procure materials and organize work party(s).

Discussion of options for paying for a total fence replacement (minutes of 2010 reflect decision to assess \$150 in 2012-13 in addition to annual dues). The estimate of \$8K for replacement did not include painting (likely a considerable additional expense).

Can Recycling: Lorna Packard is collecting *aluminum* cans (pop or beer; not tin cans with labels) for recycling; proceeds to support Prevention Time (Africa AIDS assistance). Deliver cans to Packards home or leave cans in a visible location on your front porch on Thursday mornings (Lorna will pick up).

NEW BUSINESS

2011-12 Budget: Small increases proposed for landscaping services, electricity, water/sewer; total increase is ~\$600. M/S/Approved.

Halloween: Increasing volume/vandalism/chaos/cost is a concern to many residents. Individual homeowners can decide whether or not to participate. Viewpointe HOA will not advertise or promote this activity (no banners). Halloween protocol: Turn off lights to indicate you are not participating.

Home Security/Vandalism: Several burglaries were reported during 2010, including a recent home invasion during the night while homeowners were asleep. The intruders entered through back garage (doggie) door. Steve Anderson is still the block watch Captain – notify him of any suspicious activity. If someone knocks on your door and then claims “sorry, wrong address,” be very suspicious and let them know you are onto them.

Holiday Lighting: Discussion of hours. 6-10 pm remains suggested time. Please do not turn on lights; add sign “keep lights on.”

Neighborhood Garage Sale: Saturday, June 25th proposed. Promotion: FW papers, signboards, bulletin board.

Viewpointe HOA Website: David Kelliher offered to donate his services to design and support a website; estimated \$165 annual cost for domain name and hosting. Discussion of possible features and content. Potential private section for homeowners. M/S/Approved to authorize David to create with board oversight.

Comments:

Working with your neighbors: A homeowner expressed concern that some current (second or subsequent) owners don’t have same pride of ownership (e.g., spray painting grass); trees in common areas are blocking views (e.g., pines at entry near gazebo), plus trees on private property.

Lights in common areas: M/S/Approved to update light fixtures in common areas (Mike Alderson volunteered to do this); estimated cost is \$400.

ELECTION OF OFFICERS: Debbie Will is concluding her term as president. The following officers were elected for 2011-12:

Secretary: Doug Genord

Treasurer: Jeanette Alderson

President: Rick Meeder

ACKNOWLEDGMENTS: Thanks to Mike Alderson for putting a new roof on the mailbox; Jae painted. Congrats to Megan Johnson for being the state’s Jefferson Award winner (currently recovering from surgery #28!); she goes to DC in June for national recognition.

DOOR PRIZE DRAWINGS: Appleby’s gift card (Armstrong); Home Depot (Gayla Dahl).

ADJOURNMENT: The meeting was adjourned at 8:50 pm