

## MEADOWVIEW PARK HOMEOWNERS ASSOCIATION

### ANNUAL MEETING MINUTES

**Date:** Tuesday, February 8, 2005  
**Location:** Bellevue Fire Station No. 9 (On SE 69<sup>th</sup> Way)  
**Time:** 7:00 PM

#### Planned Agenda:

- 1) Introductions
- 2) Secretary's Report: Catherine Disney
- 3) Treasurer's Report/Annual Budget: Bill Lange
- 4) Raise annual HOA 2005 dues to \$100; vote by quorum
- 5) Insurance policy
- 6) SE 144<sup>th</sup> Place lighting to be included in the City of Newcastle 2005 budget
- 7) MVP HOA budget to include PSE direct billing of street lights to HOA; vote
- 8) CC&R change proposal and review of addendum
- 9) New Business

#### Meeting Minutes:

Denise called the meeting to order and began by thanking neighbors who have volunteered their time. Thank you to Rich Turner for replacing the light for the entry sign. Thank you to Bruce Hutcheon's son, Jeff, for painting all the neighborhood mailbox stands. And, thank you to the volunteers at last year's volunteer day for cleaning the entrance wall and planting flowers in the median.

There was a quorum at the meeting and represented by proxies.

#### Secretary Report

There was a motion to waive reading last year's minutes. The motion was seconded. The report was not read.

#### Treasurer's Report/Annual Budget

Bill Lange presented financial statements of what was spent in 2004. We took in more money in 2004 than we paid out in expenses. Please see the attached budget and Treasurer's Report. There is a new line item in the budget for insurance. There were some question regarding the insurance such as what is it for and why is it needed. Denise explained it is to protect the Board from liability and is a good common sense thing to have. She reviewed that there was insurance years ago but it was dropped due to cost. The current board feels it is essential.

There was a motion to approve the Treasurers Report and 2005 budget. The motion was seconded. The Treasurer's Report and Budget were approved.

#### Lighting Update

Bob Gaines attended the Newcastle City Council meeting to represent MVP in the discussion of improved street lighting for 144<sup>th</sup> Place. With Sonny Putter's help, the city allocated \$10,000 in the budget for two street lights in their area. At this time it is not known when the project will be started or where the lights will be located. Denise plans to talk with the city about allocating approximately \$2000 more to have three lights per the Intolight (Puget Sound Energy) proposal. This information will be posted on the web site when known.

Leyla Sobhani asked what the lights would look like. She would rather see the kind of lighting that is being installed in the Reserve neighborhood. It was explained to Leyla that last year at the HOA annual meeting the membership did not want to pay the cost and that it is actually the city's responsibility to light the street. The lighting design was created after careful research. She was offered the opportunity to talk to MVP homeowners to see if everyone would like to pay for the lighting improvements versus letting the city handle the entire project.

#### Raise Annual HOA Dues

The raising of the due would actually be for 2006, not 2005. The 2005 dues have been paid. The raise is to cover additional expenses for insurance and street lighting (which will now be billed directly to the MVPHOA versus each homeowner). The exact date of the billing change will be posted on the web site.

There was a motion to approve the dues increase for 2006. The motion was seconded. The dues increase was approved.

#### Insurance Policy Update

The board has a commitment from an insurance company to cover the board for liability. It is important to have this type of policy. It was dropped in the past by a former board group due to increased cost and the desire not to raise HOA dues. At last year's meeting it was decided if a policy with a reasonable cost could be found, the board would obtain the needed insurance. The check will be mailed shortly to start the coverage.

#### CC&R change proposal and review of addendum

Denise began this topic by reviewing the Architectural Control Committee and its function. The ACC members are Cynthia Arbogast, Scott Disney and Scott Wibirt. Signatures from two of the three committee members are required for approval.

Denise reviewed the five addendums to the CC&Rs. The attendees discussed the possible changes to roofing material, siding, mailbox, satellite dish and window material requirements. After considerable discussion about several of the proposed changes, it was decided that all would stay as is with the exception of the addendum to Paragraph I (re: antennas and satellite dishes). Paragraph I will now read: **"Placement of all outside television antennas, radio aerials and other antennas is prohibited. Satellite dish size must be approved by the ACC."**

The HOA is currently 10 proxies shy of fulfilling the required 90% needed for changing the CC&Rs. A motion was made to allow the Board 30 more days to gather the needed proxies. It was seconded and was passed.

There was a motion to approve the updated addendum to the CC&Rs. The motion was seconded. The addendum was approved.

#### New Officers Needed for the MVP Board

After three years on the board Denise is resigning and after four + years Bob is resigning. The Board asked for volunteers and nominations.

Sally Wibirt volunteered to be VP. She was nominated. The nomination was seconded. Her position on the board was approved.

Brad Olson volunteered to be President. He was nominated. The nomination was seconded. His position on the board was approved.

#### New Business

Denise has received calls from several homeowners that refuse bins should be put away after Wednesday's pick up and screened from view. Denise asked homeowners to be considerate of their neighbors regarding this issue.

High driving speed was discussed again. Some neighbors suggested putting up signs. The attendees agreed that signage regarding the importance of driving slowly would not be effective on these drivers.

Trailer storage is still an issue. Some homeowners are not in compliance with the CC&Rs and are leaving trailers in their driveways. This is a violation of the CC&Rs and the trailers should be stored out of view.

The meeting was adjourned at approximately 8:20 p.m.