

MEADOWVIEW PARK HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

Date: Tuesday, March 7th, 2006
Location: Bellevue Fire Station No. 9 (On SE 69th Way)
Time: 7:00 PM

Agenda:

- 1) Call to Order/Introductions
- 2) Secretary's Report: Catherine Disney
- 3) Treasurer's Report/Annual Budget: Bill Lange
- 4) Our Community
- 5) New Board Members Needed (VP and ACC)
- 6) Architectural Control Committee Update
- 7) Entrance Landscaping Makeover
- 8) Website Maintenance
- 9) Mailbox Replacement – Options Available
- 10) Emergency Preparedness
- 11) New Business/Announcements

Meeting Minutes:

Brad Olson, Board President, called the meeting to order and began by thanking neighbors who have volunteered their time.

With proxies and attendees, there was a quorum.

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 2005. We paid out more money in 2005 than we took in and had an overall operating loss of \$1,747.81. This loss is mainly due to the purchase of insurance to cover the Homeowners Association property and loss. Please see the attached budget and Treasurer's Report. Bill reported that 2006 will be a good year as we will replenish our balances with the higher dues. Our Treasurer is happy with our position.

The Treasurer's report was briefly interrupted so the meeting attendees could introduce themselves.

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

New Officers Needed for the MVP Board

After one year on the board Sally Wibirt is resigning and after one year on the ACC, Scott Wibirt is resigning. The Board asked for volunteers and nominations. Brad talked about the importance of volunteering in our community.

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

Bill Griffiths volunteered to be on the ACC. He was nominated. The nomination was seconded. His position on the ACC was approved.

Architectural Control Committee Update

Brad reminded residents of the following:

- Fences need replacing – if different design, must complete ACC form and submit for approval
- Boats, trailers, etc. must be properly screened from view
- Roof changes – the ACC standards were reviewed, changes must be submitted for approval
- Paint colors, if color is changing, must get approval
- Satellite dishes – must follow CC&R guidelines

There was a suggestion that the CC&R Addendum recorded last year and the ACC guidelines for roofing materials be posted on the website. Also, Sally suggested products already approved should be added to the website to help homeowners make easier choices.

Website Maintenance

There was discussion about the website and that it is not being actively updated. Hernan Alvarez volunteered to maintain the website and add the information suggested at this meeting.

Entrance Landscaping Makeover

There was a lengthy discussion about the needs and problems in the neighborhoods entrance landscaping. The Ryans, who live on the SE corner of 144th PL SE and SE 79th want the hedge trees maintained better. The Rhodes are getting too tall and the foliage is too dense. Brad asked for suggestion on how to move forward: do we have it professional done or schedule work parties. As an Association we need to be proactive to get a plan in place to address this issue.

There was a motion to create a landscape committee to research options and report back to the Board in 3 months. The motion was seconded and approved. The committee volunteers are: Bill Griffiths (Chair), Ava Tracy, Mitch Nudelman, Scott Wibirt, and Doug Eickerman.

Mailbox Replacement

Sally shared information about options available for locking mailboxes. There is still one group of non-locking mailboxes in MVP. The City of Newcastle recommends having locking mailboxes and the Board strongly suggested that those homeowners should look into making the needed changes.

Catherine Disney asked for clarification on who is responsible for the mailboxes and the stands. After a lengthy discussion, a motion was made to formally document that the mailbox structure is the HOA's responsibility and the mailboxes themselves are the responsibility of each homeowner. The motion was seconded and approved.

Emergency Preparedness

Brad shared information from the Meeting he attended about being prepared for natural or other disasters. The speaker at the meeting is available to meet with homeowners. The information Brad obtained will be added to the MVP website.

It was also reported that Shari Griffiths and Cynthia Arbogast are continuing to work on the issue of neighborhood preparedness and hope to schedule meeting with groups of MVP residents.

New Business

Homeowners were informed about the King County Library public meeting on March 21st.

Brad shared an update on the Newcastle YMCA. Construction is set to begin in June of 2007 and completion is estimated to be August of 2008. It will be a full service facility.

A homeowner asked about the neighborhood garage sale and was referred to WIN's chairperson Julie Dunnwald.

The meeting was adjourned at approximately 8:30 p.m.