

MEADOWVIEW PARK HOMEOWNERS ASSOCIATION

AGENDA

Date: Tuesday, March 30, 2004
Location: Bellevue Fire Station No. 9 (On SE 69th Way)
Time: 7:00 PM

Planned Agenda:

1. Secretary's Report; Approval of 2003 Annual Meeting Minutes
2. Entrance Lighting Proposal; Presentation by PSE Representative
3. Roofing materials expert to explore alternatives
4. Treasurer's Report and Approval of Budget
5. Annual MVP HOA Dues
6. Volunteer Day – Saturday, May 1, 2004 begins 10:00 AM (power wash wall, median planting, mailbox maintenance, etc.)
7. Neighborhood Walk-through in late Spring
8. Change Request Form – Architectural Control Committee
9. Emergency Preparedness: SPAN and CPR classes
10. Safety Issues: (i.e., driving speed, uncontrolled intersections)
11. Dog ownership and cleanup reminder
12. New business

Meeting Minutes:

Secretary Report

Bruce Hutcheon requested the reading of last year's minutes be waived. The request was seconded. The report was not read.

Entrance Lighting Proposal

Jeanette Lassere from Puget Sound Energy presented a proposal for improving the lighting along 144th PL SE, the Meadowview Park entrance street. The plan would include adding three lights. The first on the SW corner of SE 79th Drive and 144th PL SE, the second on the west side of 144th PL SE across from the MVP entrance sign, and the third on the NE corner of SE 78th Way and 144th PL SE. The primary reason for the location of the new light is existing power is already in these locations. Jeanette discussed the light pattern of the lights, the height of the poles (25' and black) and each will have a house shield to prevent homeowner's yards from being impacted. The cost of the new lighting proposal ranges from about \$3800 (one light) - \$11,000 (three lights). Many homeowners said they were concerned about the safety on 144 PL SE and favor adding new lighting.

There was a motion for the MVP board to talk with the city about paying for the three light proposal and will site the serious safety issues of the location. The motion was seconded and approved.

The MVP board will communicate the results of communication with the city.

Also, the current lenses in the existing MVP area street lights will be replaced by PSE, at no charge, to reduce the light spread into homes.

Street Lighting Maintenance

Jeanette also researched and shared with the homeowners the potential cost savings of switching from CCUD to PSE for street light energy costs. By switching to PSE, each homeowner will save about \$1.25 per month. The charge would no longer appear on each homeowner's CCUD bill. If PSE supplied the power, it would bill the MVP Homeowners Association. The bill would then be paid by the MVP Treasurer and would be supported by the annual dues. Jeanette mentioned that if this had been the case when the neighborhood was created, the homeowners could have saved approximately \$19,000 in energy costs over the past 10+ years.

There was a motion for the MVP Board to decide when (based on billing cycles, etc.) to switch from CCUD to PSE for providing power to existing MVP area street lights. The motion was seconded and approved.

Roofing Materials

Bill Disney, who worked for Owens Corning Fiberglass for 42 years, spoke to the homeowners about the new styles of roofing products and how the industry has changed. New styles of roofing products have seen a 30% growth rate each year for the past 10 years. With new developments, such as MVP2, being built with composition roofs and other new building materials, many HOAs are revising their CC&Rs to include these new materials. Bill explained, and was supported by several homeowners, that these new products, such as architectural and laminate shingles, will provide the aesthetic look our neighborhood would like to maintain and will actually help resale values.

Bill shared samples of several company's products and specifically what is being used in MVP2. Bill recommended that MVP set standards in our updated CC&Rs to include that new roofs should be a 50 year warranted shingle and/or a specific weight. MVP CC&Rs currently specify cedar shake or tile. Quality tile is about 800-1000 pounds a square. That is too heavy for the way most MVP homes were framed. Lighter tile will work but will only last about 15+ years. The life expectancy for a cedar roof is also about 15 years. Homeowners shared that reroofing a home in our neighborhood could cost around \$30,000 whether it is cedar or comp. To reroof with comp, after the old roof is removed, the roof must be covered with plywood before the new roof can be installed.

The Board, with Bill's help, will obtain the updated CC&Rs from Klahanie and Mill Creek and other neighborhoods, if possible. This will help MVP as we work to update our CC&Rs. Until then, all changes must be approved by the ACC per the CC&Rs.

Treasurer's Report

Bill Lange reported that 2003 was an expensive year for the MVPHOA due to major landscaping costs. Refer to attached financial statement for specific information. Denise Purkis explained the reason for trimming the entry trees (east side of 144th PL). The trees are the responsibility of the MVPHOA per the CC&Rs and had not been taken care of properly over the past 5-10 years.

There was a motion to approve the budget, it was seconded and approved.

Increase MVPHOA Dues

Currently the MVPHOA dues are \$69 per year. The board would like to raise the dues to take effect in 2005 to \$100 per year and \$50 for the 5 homes east of the main neighborhood. The purpose to raising the dues is to replenish the accounts after the major expenses of 2003 and to save to future needs (mailbox hutches, sentry sign repair, etc.. The board will decide each year whether to raise the dues the allowed 5%.

There was a motion to raise the dues to \$100 per year starting in 2005, it was seconded and approved.

Volunteer Day

The first annual volunteer day for MVP will be May 1st at 10:00. This is the time for neighbors to help plant the median, pressure wash the entry sign, general clean up of common areas, mailbox hutches, etc. A sign up sheet was passed and several neighbors plan to help. More information on this will be communicated as the date approaches.

Walk-Through

The MVPHOA board has scheduled a neighborhood walk-through for early June. The purpose of the walk-through is to make sure the CC&Rs are upheld by all homeowners. Any violations will result in the letter and possible follow up conversations with the homeowner to correct any problems. A reminder will be sent to homeowners in advance of the walk-through.

Architectural Control Committee

The ACC review form is on the MVP website (www.meadowviewpark.org) and should be completed and approved before a project is started. The MVP CC&Rs require this and therefore homeowners must adhere to this requirement. The ACC will approve a request if it meets with our neighborhood's standards. It was noted that some requests need to be approved by the city of Newcastle. Scott Wibirt, Scott Disney and Cynthia Arbogast currently serve on the ACC.

Emergency Preparedness Update

Cynthia Arbogast will have another SPAN meeting soon and will schedule a neighborhood walk through to learn how best to respond to a disaster. Neighbors should plan to attend. She also recommended CPR and First Aid classes and provided a flyer. CPR is now provided by the Red Cross, not local fire departments. She will be distributing emergency signs (red = need help, and green = OK) for homeowners to use to let others know if help is needed in each house following a disaster. Upper MVP received this last year, lower MVP will receive soon. More information will be on the MVP website.

Safety Issues – Excessive Driving Speeds

Homeowners commented that neighbors are driving too fast in the neighborhood and not obeying traffic signs/laws. Several neighbors have already reported this to the Newcastle Police Department and patrols have increased. If the problem continues, repeat offenders will be reported to the police.

Homeowners were reminded that kids are out playing now that the weather is better and don't always watch for cars. We need to watch out for all our neighbors.

Dogs

There were two problems with dogs in the neighborhood discussed. The first problem is that some neighbors are not abiding by the city's poop scoop ordinance. The other is barking dogs. In the city of Newcastle there is a nuisance ordinance and problem dogs will be reported.

New Business

- Trailers are not allowed in driveways for long term storage. This is a CC&Rs infraction and also will soon be a city infraction as well, per a planning commission member.
- Board positions – Denise asked if anyone would like to be part of the MVP board. She said she would serve another year. No one volunteered. The existing board will continue.
- Insurance – the MVP board currently does not have insurance for itself or the common areas. Denise will continue to look into the issue. The board has been told it may not be necessary.
- MVP2 – A homeowner asked if our homeowners association have anything to do with MVP2? The answer was no.
- Window replacement – a homeowner requested if alternate window products, such as vinyl, can be used to replace existing wood windows. Per the CC&Rs, windows must be wood or wood clad. Alternate window materials may be approved by the ACC until the CC&Rs can be changed. As with the roofing materials, the industry has changed and improved quality. Materials used in MVP homes must meet a certain quality.
- Siding replacement – this is another area where the CC&Rs need to be updated and the ACC can approve until then.

The meeting was adjourned.