

Meadowview Park Homeowners Association Meeting
April 21, 2009
Bellevue Fire Station #9

1) Called to order at 7:05p.m.

2) Counted proxy votes (13) and attendance (17). Quorum established.

(Only 24 required by CC and R's as this is a re-scheduled annual meeting. First meeting lacked a quorum)

3) Landscaping Plans

- Some background information was provided by Kevin Wick, President
- The major landscape maintenance done several years ago contemplated replacing some of the partially dead shrubs on the island. There was a concern that such investment of additional funds into the island shrubbery was not prudent given how overgrown it was getting.
- Per the discussion during the 2008 HOA meeting, a professional landscape designer was retained to provide a master plan, parts of which would be executed as funds allowed.
- The intent was to have the landscape improvements that will be conducted in the next several years be coordinated in appearance.
- Janel Ecker of Terra Firma Landscape Design. She was referred by McCrory's Landscaping. She came with over 10 years of experience.
- Janel met several times with the landscaping committee (LC) (those who were interested in giving input) before and during the landscape plan development.
- Her plan was presented at the February 24, 2009 meeting. Since then, a process was set up to allow individual homeowners to provide feedback on the design for Janel's consideration.
- Janel Ecker then provided those in attendance with some details regarding the parameters she was working from. Several directives came out of Janel's meetings with the LC.
They included:
 1. A look that was "distinctive".
 2. Clean look, good visibility
 3. Make the Meadowview Park sign more visible as the focal point.
- Janel's considerations included:
 1. Upper-end neighborhood
 2. In a natural area
 3. Cost/maintenance
 4. Drought and deer resistant
 5. Visibility and safety

At that time, Janel was not instructed to design the west entrance area. It was proposed at this meeting that the HOA consider asking Janel to design that area given the concern of the longevity of the current flowering pear trees. (Voted on later in the meeting)

Comments:

- Catherine Disney - shared that her "vision" of the final look was different than what Janel presented.

• Janel - that the look is not "Japanese Garden", but rather a clean look.

That she is not an expert on lighting but added the lights per the request of the LC.

She emphasized that a well-lit entry way will make the neighborhood more inviting.

- Bill Griffiths - only got one bid for the lights thus far.

He has found a company that will bore under the road to bring electricity to the island.

Low voltage LED lights are higher cost, but less expensive to operate.

Regarding kids kicking or stomping on the lights, they will be anchored with some sort of support.

There are a couple different brightness's offered so can adjust both the number of lights and the

brightness.

- Janel - the number of lights is open for discussion.
- She was looking for a clean, well-lit effect.
- Jim Perdue - wants to keep it more natural. Does not feel anyone really notices the center island.
- Wendy Hackett - Pine trees in divider were “limbed up” to keep the open look.

Danger in having “crotch angle”.

- Homeowner asked about adding more graduated heights to the plan. (Now the plan is fairly flat with a few rocks and the pines for focal points). Janel indicated her intent to keep the island an open clean look. Safety concerns were continually raised with the existing shrubs and the focal point should be the sign, not the island.
- Janel - Whiskey river rock is optional if homeowners feel there is some danger from kids throwing or disturbing the rocks.
- Also, grass is an option (as opposed to the ground cover currently in the plan). Feels that the grass is restful to the eyes.
- Denise Purkis - questioned the even number of Sumac (8) being used as a hedge.
- Janel said they would grow together so an odd number isn’t required...more a hedge than a focal point.
- Homeowner suggested that we get rid of the ivy on the west side of the entrance. It is on the noxious weed list and can harbor rats and cockroaches.
- Janel - current plan keeps new planting of sumac 5-10 feet back from the ivy for maintenance purposes.

It was called for a vote to accept the plan as presented.

Discussion:

Bill Griffiths - reviewed \$4,700 expenditures so far:

- Trim the Leland Hedge on the west side, trim the flowering pear trees
- Pay Janel for her work (approximately \$1300)
- Make improvements to common area “H”.
- Future anticipated upgrades to complete Janel’s proposed plan are \$22,500 based on one estimate of costs. Bill plans to get at least 2 more bids once the work is defined and approved and sees this as the upper end of what total costs will (depending on the extent of the lighting).
- Roger Youngberg suggested lighting could be reduced to help offset costs if required.
- Board re-iterated that this is a 2-3 year project that will be funded as funds become available. This was one of the reasons for a master plan - so that work could be completed in stages but will look coordinate in appearance when completed.
- Jim Perdue was concerned that the vote is calling for approval of a plan without having the costs nailed down. Jayne Bell shared a re-cap of the last HOA year-end financial statement showing that funds to complete the project are being set aside on an annual basis so work will be completed as funds become available.

Vote to accept project as submitted:

For: 4

Against: 13

Abstain: 13

Motion failed.

A vote was proposed to accept the proposed plan with the lighting portion of the plan to be determined after meeting with a lighting expert. No discussion.

Vote to accept changes to original project lighting after consulting with a lighting expert:

For: 16 plus applicable proxy votes

Against: 2

Motion passed.

President Kevin Wick asked if there were any other motions regarding the landscape plan, emphasizing that specific aspects of the plan that some may have concern with could be put on the table for discussion with a motion and a second. There were no other motions.

Further Discussion:

- Jim Perdue - asked if the LC went over this. It was determined that they had over the course of several meetings and this was the consensus of these meetings.
- Brad Olsen - motion made to contract Janel to develop plan for west side of the entrance. Seconded by Denise Purkis. There is a 15-foot easement on that side and the arborist from Davey tree predicts there are only 1-2 years left of life for the flowering pears.
- Bill Griffiths shared that the Davey arborist shared that as the branches grow out and get thicker they break. The lifespan is only 15-20 years. There is a 15-foot easement on that side and the arborist from Davey tree predicts there are only 1-2 years left of life for the flowering pears.
- Bill Palmer questioned the certification of the arborist and if the pear trees really are at the end of their lives.
- Brad Olsen shared that trees wear out.

Vote to contract Janel to develop plan for west side of MVP entrance:

For: 16 plus applicable proxy votes

Opposed: 2

Motion passed.

Going forward, Bill Griffiths will obtain more bids for the work to implement the approved plan.

4) Re-staggering term of three MVP HOA Board positions:

Kevin Wick gave a brief history of the way the three Board terms were intended to expire (one position to come open each year with each director serving a three years term) per the bylaws. Two years ago, the entire three positions came up when all three prior Board members resigned. At that time, Kevin, Mitch Nudelman and Ron Unger were voted in, but the specific terms were not defined. In February 2009, Ron stepped down as President and the Board appointed Jayne Bell to serve in his Board position. Kevin and the board proposed a plan to get the terms re-staggered consistent with the By-laws. The proposal suggests all three Board positions are up for election next year (2010) based on the three year terms defined in the bylaws (each position should be up for election every three years). At this election, the specific positions and terms will be defined. Kevin is willing to serve 1 more year if elected and Jayne is willing to serve 2 more years (for a total of 3). A new board member for the 3-year term will be required.

Vote to re-stagger Board terms as suggested:

For: all present

Against: None

Motion Passed.

5) Financial Report - given by Kevin Wick in absence of Bill Lange, Treasurer

- Highlights: \$7,787 "income" last year.
- Collected \$37,500 last year for mailboxes and project came in just slightly under budget. The dues was raised to \$200 for 2008 and that is the reason for the larger than typical income.
- With income, there is roughly \$13,000 in equity. The 2009 dues level of \$250 should more than cover the basic operational costs, thus leaving funds available to start the landscape improvements without the hardship of a special assessment.
- 69 of 80 homeowners have paid their dues.

6) Architectural Control Committee

- Who are current members?
- Hernan Alvarez, Bill Griffiths and Cynthia Arbogast. Jayne to check and see if Cynthia is still interested.
- Asked if there were any other homeowners interested in serving on ACC. Roger Youngberg

would like to serve.

- Jayne reviewed the new Change request Form and reiterated that the processing time is 30 days or less.

7) Discussion of CC and Rs

- Kevin provided some background noting some concerns were raised regarding ambiguities in the CC and Rs in a past meeting. If we are going to try and change the CC and Rs, it was felt it is prudent to retain legal counsel to ensure we are not just fixing one problem but creating two more. The Board wants input before embarking on such an expense, specifically how much interest is there to have us go down the path of getting the CC and Rs updated.
- Roger Youngberg shared that the CC and Rs are full of vague and conflicting verbiage.
- Kevin reiterated that the Board has fairly broad powers of interpretation as given by the by-laws and noted that at the time the initial concern was raised, such powers were not considered.
- Homeowner asked if we have the money to do a legal review.
- Homeowner asked if, in light of the powers given by the by-laws, if it is still needed?
- Bill Palmer shared that it might be expensive just to do a review.
- Catherine Disney said that the HOA needs consistency as different Boards interpret things differently.
- Homeowner mentioned that some laws have changed and what we have may be out of date with current legal precedent.
- Roger Youngberg explained that in his review of the CC and Rs last year, he did not change or expand any of the verbiage, but just clarified. Suggested it might be cheaper to make these changes and then have it legally reviewed.
- Wendy Hockett brought up possible liability to Board members for decisions they make.
- Bill Palmer said that by Washington State law, volunteer Board members are exempt from prosecution.
- Paul McLaughlin shared that through the By-laws, the Board already has broad powers and wondered if any change to the CC and Rs is really needed.
- Homeowner noted it is better to retain outside counsel that rely on attorneys in the neighborhood given the potential conflicts of interest.
- Board asked if we had any direction to move forward.

A motion was made for the board to investigate what the cost would be to review the MVP HOA CC and Rs. Richard Olsen clarified that it should be an overall project cost and not an hour-by-hour billing base.

Vote to investigate the costs of having an attorney review Cc and Rs for any required legal changes and clarifications:

For: 13 plus proxy votes

Against: 3

Motion passed.

The Board agreed to investigate further.

8) New Business

Denise Purkis suggested a \$25 fine be levied against any homeowner who fails to come to the annual HOA meeting or send a proxy, as it is part of the homeowner's responsibility. Discussed difficulty in collecting that. Discussed how to enforce. Discussed how Homeowners may not want a punitive environment. Another disagreed. Bill Griffiths shared that we have block captains for emergency preparedness and perhaps they might be asked to help collect proxy votes in the future. Discussed possibility of revocable standing proxies.

Vote to fine MVP Home owners \$25 for failure to come to or submit a proxy for annual HOA meetings:

For: 2

Against: all others

Motion failed.

- Richard Zager Suggested a welcome letter be drafted for new homeowners in MVP. Would like to include information about making changes to property and ways to be involved
- Jayne Bell said she would work on that.
- Jim Perdue would like to see more MVP community events like perhaps a block party or something to build a sense of community. Jim said he would organize if we have a budget to do so. Everyone agreed a cul-de-sac barbeque would be fun.

No further votes.

Meeting adjourned at 9:02pm.