

Meadowview Park Homeowners Association Meeting 2002

Wednesday, 5 June 2002

Jim Carney read minutes from the previous meeting (13 March 2001). There was a motion to approve, a second & unanimous approval by voice vote.

Treasurer's Report

Bill Lange reviewed the 2001 Treasurer's Report. Budget for FY 2002 was discussed. Currently there is no additional insurance for the Board members. The 2002 budget shows a surplus of \$660, which will be reduced to near zero if this insurance is added. Bill has received yearly dues from seventy-seven homeowners; three are outstanding. He will check to see who still owes & remind them.

Insurance

Jim Carney & Tom Drummond obtained bid from two insurance companies for liability insurance. Safeco estimated \$2,500; other bids were about \$600-650. There was a discussion about insurance & that it covered the common areas, which are not large in size. These include the entrance to Meadowview Park & a few other strips. The retention pond & area within the fence belong to the City, while the fence is the homeowners' responsibility. Street right-of-way belongs to the City.

Since no insurance is in effect, Jim Carney recommended it be reinstated. As long as the cost stays within the approved budget there was no need to approve this decision.

There was a discussion on director's insurance. Jim Carney & Tom Drummond agreed to discuss this with insurance agents to understand coverage, although Bruce Hutcheon spoke in favor of this.

Proposed 2002 Budget

Tom Drummond moved to approve the 2002 budget, Julie Varon seconded it & it was approved unanimously by voice vote.

Emergency Preparedness

Jim Carney brought up the subject of emergency preparedness, having attended a meeting in Bellevue about SPAN. He mentioned a training class at the end of June, 7:00-8:30 PM, Coal Creek Utility District offices. Cynthia Arbogast agreed to attend on behalf of the association.

City of Newcastle Homeowners Associations

Jim Carney, Ben Varon & Jeff Johnson (with the City of Newcastle) have discussed a program to meet with other homeowner associations in Newcastle. Jim Carney stated there are about six total, including China Creek, Meadowview Park, Mile Post & Olympus. Julie Varon agreed to pursue this with Jeff Johnson.

Work Party

Jim Carney suggested we plan a work party. The entrance wall needs mild chemicals & power wash to remove the moss from the brick.

The gate in the retention pond fence needs repair. Bruce Hutcheon (with help from Louie Champan) agreed to replace & paint a few boards.

The fence needs cleaning & painting. Bruce Hutcheon will give the paint code to Jim Carney so paint can be purchased. Jim Carney agreed to put out a flyer to all homeowners advising the work party would take place Saturday morning, June 29th, for approximately four hours (depending on number of volunteers).

Bruce Hutcheon agreed to remove the defective lamp in the entrance & give it to Rich Turner so he could replace it.

Block Party

Jim Carney suggested a block party sometime in late summer.

New Business

1. A question was asked about how the CC&Rs are enforced & whether the Architecture Committee had any influence. Denise Purkis & her husband have a situation with a large unscreened boat stored in their neighbor's side yard. This issue was complicated because their real estate agent implied the CC&Rs required the boat to be stored elsewhere.

There was discussion last year about moving the boat. Jim Carney delivered a letter in February putting them on notice to produce, by April 15th, an acceptable plan to remove the boat or create a screen. A plan was created & signed by both parties, with the stipulation that the screening option had to be approved by the neighborhood as represented by the Architectural Review Committee.

Bruce Hutcheon quoted the CC&Rs. There was a discussion about the Board creating house rules, with penalties for infractions. One suggestion was to circulate a petition asking for removal of the boat, another was to form a committee to discuss the situation with the boat owner.

Tom Drummond agreed to investigate if the City has rules for height of fences (six feet or less?).

A motion was made to draft an appropriate letter asking that the boat be moved,

conditional on confirmation that the proposed screen does not comply with City rules. The motion was seconded & approved unanimously by voice vote.

2. Tom Drummond & Bill Lange agreed to update the roster of current homeowners, adding e-mail addresses where permission was given.

3. Jim Carney suggested a Web site for the homeowners association. Tom Drummond agreed to host it if someone created & maintained it.

4. There was general criticism of the Newcastle Police Department. They are not courteous.

5. Tom Drummond nominated Denise Purkis to the Board & Bruce nominated Catherine Disney. Both accepted.

Tom Drummond made a motion to adjourn the meeting; it was seconded & approved unanimously by voice vote.