

Minutes
March 10, 2009, 7:30p.m.
Nudelman Home
MVP HOA Board Meeting

- 1) Meeting called to order at 7:35PM.
Present: Kevin Wick, Mitch Nudelman, Jayne Bell, Bill Griffiths, Bill Lange, Bill Palmer
- 2) Went over unofficial minutes for February 24th MVP HOA meeting. Since there was not a quorum, no official minutes. Briefly reviewed March 6th MVP Board minutes. Did not move to accept. Will review at next meeting.
- 3) Welcomed Bill Palmer, a member of the MVP HOA with experience in the Newport Shores HOA.
 - a) Clarified the "Safe Haven" clause in the state of Washington, which protects board members of not-for-profit groups against personal liability for decisions made in good faith. The actual HOA itself requires liability insurance which, according to Bill Lange, the MVP HOA has.
 - b) Reiterated that to avoid legal issues, it is essential to enforce the CC and R's uniformly for all homeowners. Also, the importance of knowing what the CC and R's and By-Laws say.
 - c) He recommended that the MVP HOA have a relationship with an attorney who works in HOA law in the event one is needed. Discussed what having an attorney "on retainer" might cost and Kevin will look into this.
- 4) General Discussion of the CC and R's and the current process of reviewing and revising them. Bill Griffiths gave some background as to what led up to the decision during the 2007 MVP HOA meeting to review the CC and R's with a view to giving them more "teeth" and outlined the process by which he and Roger Youngberg have reviewed the CC and R's and looked at possible revisions. Kevin Wick added that when this discussion took place, consideration was not given to the MVP HOA By-Laws, which outline broad powers for the Board and may mitigate the need to make changes to the CC and Rs. Bill Griffiths felt that the issues in the CC and Rs were beyond what could be dealt with through the By-Laws.
 - a) Discussed the importance of having a qualified HOA attorney review any proposed changes to the CC and R's.
 - b) Discussed the challenge of getting 90% approval and noted the approval requirement drops to 75% in the near future.
 - c) Various options were discussed:
 - i) Do nothing?
 - ii) Should the MVP HOA retain a qualified HOA attorney to review and recommend changes to the CC and R's?

- iii) Should the committee continue its work and have its work reviewed by an attorney at some point?
 - d) Discussion of reviewing the CC and R's was tabled pending further investigation by the board regarding the underlying issues and legal costs. Bill Griffiths to inform Roger Youngberg of the Board's decision to table any CC and R revisions at this point.
 - e) Bill Lange mentioned that with regards to homeowners with past due annual dues, the Title companies require that all outstanding past due accounts be brought current before any MVP property can be sold. This gives the HOA some leverage in collecting dues.
- 5) Landscape Committee Update:
- a) Maintenance Work:
 - i) Bill Griffiths presented information on the two bids he received for the required maintenance projects that must be completed in the next month. Davey Tree Company came in lower than the original bidders, John Zehren of Renaissance, on all three projects and Davey was the only bidder on a fourth.
 - ii) Board approved awarding the maintenance work to Davey Tree for the trimming of the Leland Hedge (\$960 plus tax), the maintenance on the flowering Pear Trees as outlined (\$960 plus tax) and the required work on the three Pine trees in the center island as outlined (\$400 plus tax). It further approved a 10% overrun allowance bringing the total approved possible expenditures for the outlined work to \$2800.
 - iii) Agreed to wait on performing the hedge removal and stump grinding in the center island until the final plan for the center island is approved (in the event the stumps would need to be pulled rather than ground down.) Bill Griffiths to check with Davey to see if they will honor their bid of \$690 for that work until we have the go ahead to award it. Bill agreed to notify past president Ron Unger of the work, as he was interested in the outcome.
 - b) MVP Entrance Improvements;
 - i) Bill Griffiths reviewed the work done to date with Janel Ecker (Terra-Firma Landscape Design) and his committee to move forward with the landscaping plan. To review, Janel was consulted and produced a plan, which was presented at the HOA meeting. The community had an opportunity to provide feedback on the plan. Janel was paid for her work, but agreed to review suggested revisions based on community input. Bill had a meeting with some of the members of the landscaping committee to discuss revision ideas and Catherine Disney offered to be the point person to provide revisions for Janel's review.
 - ii) As a board, we discussed the concept of having a "Master Plan" and why the HOA hired a professional to produce the plan. We discussed the need to use Janel's expertise to review any proposed revisions from the community so that the final plan will be in keeping with the original intent. We felt, as a Board, that all community members should have an opportunity to weigh in on what they would like to see in the

final plan, but that Janel, as the hired professional, should be the one to produce the final plan that we will propose for approval. Bill Griffiths to contact Janel and confirm her willingness to continue work on this project and her availability to work within the timeframe we are asking.

- iii) Going forward, we decided to put a schematic and outline of the existing plan on the website for homeowners to review. We also decided to give homeowners an opportunity to comment and/or suggest revisions up to April 1st. Since Bill Griffiths will be out of town during this timeframe, Mitch Nudelman offered to be the person to collect the HO feedback and get it to Bill upon his return. He will then meet with Janel and share all revision ideas and comments. We voted to pay Janel an additional amount to review and possibly revise her master plan based on her expertise, taking into account the community comments.
 - iv) It was decided that if the plan is revised, Bill will get new bids for the work. It will be on a pay-as-you-go basis with the work being done in logical stages based on available funds.
 - v) Identified who is currently on the Landscape Committee: Bill Griffiths, Scott Wilbert, Doug Eickerman, Eva Tracey, and Leyla Sobhani. The “ad hoc” committee also assisting are Wendy Hockett, Denise Purkis and Catherine Disney. It was agreed to appoint Bill Griffiths as an officer of the Board. He will be the Landscape Committee Chairperson with a one-year renewable term. He will determine how he wants to structure the Landscape Committee and will assemble those who are interested in serving.
- 6) Architectural Control Committee (ACC)
- a) According to the CC and R’s, the ACC is comprised of at least three Board-appointed members. Currently, the ACC is comprised of Bill Griffiths, Cynthia Arbogast, Hernan Alvarez and Steve Woodman. Bill Griffiths to confirm that these homeowners are still interested in serving on the ACC. Jayne to include an invitation to join the ACC in the email she sends out this month.
 - b) Discussed the current procedure for requesting approval from the ACC for HO projects. The current form does not require that a board member be involved, although it provides an opportunity if need be. Agreed to revise form to be initially submitted to any board member, then the board can delegate to the ACC. Bill Griffiths to send Jayne Bell the original Meadowview Park Change Request Form so she can make that change.
- 7) Treasurer’s Report:
- a) Bill Lange presented a treasurer’s Report outlining our current cash reserve of \$13,000 (approximately) in the bank, expectation of collecting \$19,000 of HO dues and spending approximately \$21,000 (\$13,000 for major maintenance and landscape improvements) this year resulting in a reserve of \$11,000 next year.
 - b) By-Laws require two signatures on each check written. Bill and Kevin to go to the bank this week to update bank signature card. Remove old

- officer and add Kevin. Discussed reviewing all checks written at each quarterly board meeting.
- c) Bill planning on dropping reminder notices in mailboxes next week.
- 8) Next Meeting: Since a quorum was not achieved at the Feb 24th HOA meeting, and we were unable to conduct any business, the Bylaws (Article X, Section 4) state a meeting must be held within 60 days of the previous meeting, and at that meeting, a required quorum will consist of 50% of a full quorum, or 30% of the MVP Homeowners. To comply with the 60 days, a new meeting, if required, needs to be scheduled before Saturday, April 25th. Board chose April 21st for next meeting. Jayne to book at Fire Station.
- a) Agenda Items:
 - i) Approve Board's recommendation to re-stagger terms.
 - ii) Approve Landscaping Plan.
 - iii) Attorney Retainer discussion
- 9) New Business
- a) Discussed homeowners' request to have HOA help pay for removal of trees in greenbelt. According to Bill Lange, that is not something the HOA has traditionally paid for. Jayne to request that homeowner contact the City to determine procedure for cutting dangerous trees.
- 10) HOA Letter – Jayne will draft a letter to go out to all the homeowners which includes the following:
- a) Summarize results of unofficial HOA meeting
 - b) New meeting scheduled on April 21st
 - c) Solicit landscape input from community. Send input to Mitch at mnudel@aol.com by April 1st
 - d) Solicit ACC interest
 - e) Issues to be voted on
 - f) Introduce new board along with contact info
 - g) Communicate the protocol for bringing up issues or concerns
 - h) Attach link to Landscape plans and Dues reminder

Meeting adjourned at 10:05pm.

Submitted by Jayne Bell

Secretary