

Date: Monday, May 14, 2007-05-14
Location: Bellevue Fire Station No 9 (on SE 69th Way)
Time: 7:00 PM

Agenda:

Landscape Project
Mailboxes

Meeting Minutes:

Landscape Project:

Various aspects of the landscape proposal were discussed including what to do with the flowering pear trees. It was noted that conflicting opinions have been provided with respect to whether the trees should be trimmed or replaced. Many in attendance expressed that they liked the appearance of those trees and would prefer to save them if feasible.

It was also discussed whether or not the trees in question were part of Meadowview Park. The board agreed to get clarification on this issue before any action was taken on this section of the project.

Other aspects of the plan were discussed as well.

A motion was made to authorize an assessment of \$250 per house, to be used at the discretion of the landscape committee, subject to approval of the board, to do the work as generally described in the plan submitted by the Landscape Committee.

A concern was raised that the master plan and motion was not specific enough to know exactly what was being voted on. In addition, a concern was raised that the amount collected was greater than the current projected costs of the improvements. It was discussed that with a project such as this issues will arise where the master plan may not be feasible in execution and initial cost estimates may prove to be inadequate, thus there needs to be some flexibility in the plan and budget to complete the project in an efficient manner. Reconvening a HOA meeting with the required quorum and notice requirements to make minor modifications on the plan and budget was noted as a concern and the reason for the board discretion contemplated in the motion.

The motion passed with all in favor with the exception of 3 nay votes.

Mailboxes:

Catherine Disney provided some background on this issue, noting that in a past meeting (March 7, 2006) the homeowners voted to make the mailbox hutches the responsibility of the HOA. She has worked since the last meeting in trying to get an estimate to replace the current stands and mailboxes and has thus far only found one contractor to provide an estimate. The cost is

roughly \$34,000 for a complete replacement of the eleven stands. This bid included setting new posts to accommodate the larger mailboxes contemplated and included the cost of the actual mailboxes.

One solution suggested was that a modest sum of money (\$50 per lot) could be collected to repair the hutches in disrepair. This topic lead to more discussion regarding the problems with the current stands and mailboxes.

Specific issues noted included:

- The fundamental design is flawed so anything short of replacement and redesign is just delaying the inevitable
- Consistency in appearance is important for the neighborhood. If everyone just fixes their respective stand with their own standard, the neighborhood begins to look run down and trashy
- My mail gets wet
- The current boxes are too small
- The current boxes used by most homeowners look like they belong in an apartment complex, not \$750,000+ homes

In contrast, one in attendance noted that their mailbox works fine.

Concern was raised that only one bid was received and people have not had time to review the bid received. Catherine Disney noted that getting only one bid was not due to lack of trying, but rather finding someone qualified and interested in the project is a real challenge.

A motion was passed (all in favour with the exception of 2 nay votes) to extend the current \$250 special additional assessment for two more years in order to provide funds to rebuild the mailbox stands and replace all existing mailboxes with the final design approved by the board.

Roger Hockett volunteered to work with Catherine in developing specific options for consideration.