

Meadow View Park Homeowners Association Board Meeting
October 19th, 2004
3rd and 4th Quarter 2004 Minutes

Attendees:

Denise Purkis, President
Catherine Disney, Secretary
Bill Lange, Treasurer

Agenda Topics:

- 1) Street Lighting Update
- 2) CC&Rs – Alternative Roofing Materials
- 3) Dues
- 4) Insurance
- 5) Block Watch
- 6) Seasonal Planting
- 7) New Business

OLD MINUTES

The minutes from the 2nd quarter 2004 board meeting were approved.

1) STREET LIGHTING UPDATE

Denise provided a recap of the street lighting issue at the entrance to MVP. In January, Denise sent a letter to the City of Newcastle (Rob Hendrickson, Public Works) requesting the additional lighting be added for safety reasons. The letter was ignored. Denise then contacted PSE and they helped research the situation and presented options to the HOA at the general meeting in April. In April, a second letter was sent to the City (City Manager). In August, Denise finally got a response. She was told that lighting was not up to City policy and she was sent a copy of the City's policy. Denise reviewed the policy and it clearly states that our lighting issue is covered under the City's responsibility. Denise then e-mailed Sonny Putter for help. He stated that he will put the topic on the agenda for the November budget meeting. He requested a representative from the MVPHOA attend. Denise volunteered (if available). The date for the meeting is unknown.

The Board will write up its case for the additional lighting and present at the November City budget meeting.

2) ALTERNATIVE ROOFING MATERIALS – CC&R UPDATE

During the late summer, one MVPHOA homeowner replaced their cedar shake roof with a composition shingle roof. The homeowner discussed the change with their neighbors (there were no objections) and worked with the ACC for approval (approval was not granted but was not denied, the homeowner was allowed to proceed at own risk since the CC&Rs have not been changed yet).

Catherine obtained Olympus' revised CC&Rs and got approval for the wording from two roofing professionals. She will proceed with creating the formal changes to the CC&Rs and will have ready for the HOA vote at the next HOA annual meeting.

Catherine will also send a copy of the revised (yet still unapproved) CC&Rs to the ACC members as an FYI.

Catherine will also research how to get the changes recorded with King County.

3) DUES

The Board would like to raise dues to \$100 for 2005 to cover the following additional line items:

- insurance for the Board (approximate cost is \$20 per household)
- street lighting now billed to HOA to reduce overall cost to homeowners
- anticipated landscape costs

The board will recommend this and include it on the proxy mailed prior to the annual meeting.

4) INSURANCE

Denise provided the following information regarding insurance for the MVPHOA Board. \$1 million coverall for each director and \$1 million for the neighborhood's common areas will total approximately \$1600 per year.

The Board decided this was needed.

5) BLOCK WATCH

Melody Carney volunteered to be the MVP representative for a combined Block Watch program with China Creek. Denise will call Melody to get an update.

6) SEASONAL PLANTING

The Board decided that seasonal planting in the median is a great addition to the entrance. Coordinating volunteers is challenging so the Board decided to look into a landscaper to do the planting starting in the spring. The planting would happen 2-3 times per year.

7) NEW BUSINESS

Catherine will write the proxy listing the three issues that need approval from the homeowners: 1) changes to CC&Rs Article VI, Section 1, Letters c, d, l, and delete i.; 2) Street lighting billing change; and 3) raising dues.

The proxies are scheduled to be mailed January 3, 2005 with a SASE.

The Board will meet again on 1/18/05 and the annual meeting is scheduled for 2/8/05,

The meeting was adjourned.