

LIVINGSTON HOMEOWNERS ASSOCIATION

2005 ANNUAL MEETING MINUTES

The annual Livingston Homeowner's Association meeting was held on Wednesday, April 6, 2005, at the home of Mike Marchand. Mike, LHOA president, called the meeting to order at approximately 6:35 pm. This year's meeting was very well attended.

The agenda included Officer Reports, Review of 2004 business, Review of budget, election of officers, and New Business for 2005. Please find a summary of the meeting below.

OFFICER REPORTS

President's Report – Mike Marchand welcomed everyone to his home and outlined some of the topics for the night's meeting. Detailed information is provided below.

Treasurer's Report – In Don Sellers absence, Mike discussed the Balance Sheet for 2004 to the members present. The majority of expenditures were from common area maintenance such as (landscaping, water, etc). A total of \$3,649.26 was spent in 2004. He went on to explain that the HOA liked to keep a substantial amount of cash reserve in the budget to be able to cover unforeseen costs that might occur such as street light repair, lawsuits, tree removal, etc. There was discussion about the cost of dues over the years and why dues were raised last year. Mike also anticipates removing 3-4 dead trees this year from the common areas which may cost from \$1,500 - \$2,000.

OLD BUSINESS

- **Locking Mailboxes** – Last year there was a committee formed to follow-up and survey the neighborhood regarding locking mailboxes. A vote did pass with an 89% approval rate last year. We have been on the Post Office's waiting list since last May to receive the free lock boxes similar to Hunter's Ridge. The plan was to use the lock boxes and place them in our existing hut/shelters that could be modified to accommodate them. There have been some set backs with the Issaquah contact gone and there is now a Seattle contact they are working with. The Post Office also categorizes need, so if there is anyone in the neighborhood who has not reported mail theft, please contact Mike Marchand. After further discussion there was interest to pursue individual locking mail boxes similar to the ones in Camden Downs, Lynelle Bollinger volunteered to pursue our options.
- **Annexation** – The City of Issaquah got the approval to go ahead and pursue the annexation of Klahanie/Livingston/Hunter's Ridge. This will be moving forward and it will be voted on in the November election. If you would like further information please refer to the following website:
<http://www.ci.issaquah.wa.us/News.asp?NewsID=301>.

NEW BUSINESS

- **Roofing** – In the past there has been discussion on changing the CC&R's, but no acceptable alternative found or brought forward. As our roofs get older this topic has come to the forefront again. There was a motion to research acceptable alternatives, mainly composition and present options and information to the neighborhood for a vote. Chris Tressler (391-1706) will be taking an active role to distribute information and pursue a vote on this topic. A 2/3 quorum vote is necessary for the change to take place and then would need to be filed with the county. In the next few months we hope to distribute further information needed (such as photos, styles, colors, bids, etc) to help homeowners decide on this issue.
- **Garage Sale** – We would like to continue with the Livingston Bi-Annual Garage Sale that is held in conjunction with Hunter's Ridge. Tori Magee (313-9749) has offered to help advertise this event. It will take place May 7th. This year there will not be dumpsters following the Garage Sale.
- **House Colors** – It was suggested that the Architectural Committee have an updated color palette to use for the future. After further discussion it was brought out that there has never been a color palette used only the guidelines of "neutral, natural, colors". There was then a motion to leave the decisions up to the Architectural committee and their discretion in stead of outlining preferred colors.
- **LHOA Officers** – Election of Officers took place and is listed below. The term for an officer is one year with the option of re-election. The members of the Architectural Committee & Board Members serve 3-year terms.
 - **President** – Mike Marchand 369-5090 Livingstonhoa@yahoo.com
 - **Vice President** – Bob McCracken 391-2373 redpoptop1@comcast.net
 - **Secretary** – Jamie Gunter 427-2882 4kapri@comcast.net
 - **Treasurer** – Don Sellers 313-5041
 - **Board Members:** Mark Miller 313-7371 has 1 more year, Dean Brown (206) 819-4194 has 2 more years and Jay Babb has been elected for a 3 year term.
 - **Architectural Committee Members:** Joyce Wilbrandt (961-0005) has 2 more years of service; Bob McCracken 391-2373 and Lynelle Bollinger (ACC Chairperson) are newly elected members with 3 years remaining.

The meeting was adjourned at approximately 8:00 p.m.

Action Items:

- Homeowner needs to trim tree near the first cul-de-sac – contact Kaori if needed
- Jim wanted to know where we stand on the list at the Post Office
- Get back to neighborhood regarding further mail box options.
- In the first cul-de-sac to the right the mail shelter needs painting.
- Also a mail box shelter on SE 44th has a post rotting.