

LIVINGSTON HOMEOWNERS ASSOCIATION

2006 ANNUAL MEETING MINUTES

The annual Livingston Homeowner's Association (LHOA) meeting was held on Thursday, March 30, 2006, at the home of Mike Marchand. Mike, LHOA president, called the meeting to order at approximately 7:05 pm. This year's meeting was very well attended.

The agenda included Officer Reports, Review of 2005 business, Review of budget, election of officers, and New Business for 2006. Please find a summary of the meeting below.

OFFICER REPORTS

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

Treasurer's Report – Don Sellars discussed the Balance Sheet of 2005 to the members present. We basically broke even. The majority of expenditures were from common area maintenance such as (landscaping, water, etc). This year we did pay more in legal fees due to changing the covenants in regards to the roofs. A total of \$5,103.99 was spent in 2005. He went on to explain that the HOA needs to keep a cash reserve to be able to cover unforeseen costs. There was discussion about the cost of dues over the years and why dues were raised to \$72.00.

OLD BUSINESS

- **Locking Mailboxes** – There has been no movement in regards to the mailboxes. Getting free locking boxes like Hunter's Ridge did is no longer an option through the Postal Service. Many opinions were expressed on the matter. There was a committee formed to look into further options for the neighborhood. Committee members include Dean Brown, Ed O'Shaughnessy and Russ Exstrom.

NEW BUSINESS

- **Roofing** – Last year acceptable alternatives were researched then the board suggested some of these alternatives to the residents for a vote. There were 70 yes votes and 2 no votes as well as 16 votes not returned. This gave the LHOA authority to change the CC&R's. New roofs replacing cedar shake will be considered on a case-by-case basis and **will require Architectural Control Committee (ACC) approval BEFORE work commences**. Please see the LHOA website at: www.LivingstonHomeownersAssociation.com for forms and further information.

- **House Changes** – Are you planning on making any changes to your yard or house exterior? Please remember to complete the Architectural Review Request Form so these changes can be reviewed by the ACC. If you have any questions or would like a request form, see the LHOA website or call Lynelle Bollinger the ACC Chairperson at 427-2300.
- **Yard Maintenance** – please remember to keep your yard maintained and respectable to ensure our neighborhood is a great place to live.
- **LHOA Officers** – Election of Officers took place and are 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** – Dean Brown (206) 819-4194
 - **Vice President** – Bob McCracken 391-2373
 - **Secretary** – Irene Scandiffio 657-0035
 - **Treasurer** – Don Sellars 391-4129
 - **Board Members:** Dean Brown has 1 more year, and Jay Babb has 2 years left, and Ed O’shaughnessy had been elected for a 3 year term.
 - **Architectural Committee Members:** Lynelle Bollinger (Chairperson) 427-2300 has two years left; Joyce Wilbrandt 961-0005 has 1 more year of service, and Bob McCracken 391-2373 has 2 years remaining.

The meeting was adjourned at approximately 8:35 p.m.