

LIVINGSTON HOMEOWNERS ASSOCIATION

PO Box 1083

Issaquah, WA 98027

www.LivingstonHomeownersAssociation.com

2007 ANNUAL MEETING MINUTES

The annual Livingston Homeowner's Association (LHOA) meeting was held on March 29, 2007 at the home of Dean Brown, LHOA President. Dean called the meeting to order at approximately 7:05 p.m. This year's meeting had more than 17 households represented.

AGENDA

- Review of 2006 business and accomplishments
- Review and approval of 2007 budget
- Election of officers
- Miscellaneous other items such as Security Mailboxes, house colors, garage sale, annexation status, and care of landscaping.

OFFICER REPORTS

President's Report – Dean Brown

Dean welcomed everyone to the meeting. He then requested and received unanimous agreement to dispense with the reading of the 2006 minutes. Dean briefly outlined some of the agenda items that were sent to homeowners on March 20, 2007. He called for additional agenda items, but there were none.

Treasurer's Report – Don Sellars

Don handed out copies of the "Livingston Homeowner's Association Treasurer's Report, 1/1/2006 – 12/31/2007" (Attachment 1). He briefly described the expenditures and proposed 2007 budget line items. Don pointed out that the "Repairs" line item included costs to repair the irrigation system and the "Legal" line item included the costs for an attorney to work on the Association amendment regarding roof replacement specifications. In addition there were no costs for street sweeping levied by King County in 2006, although it was noted that King County, of their own accord after the snow storms, swept the streets to rid them of the sand used to mitigate the effects of the ice and snow. Total cash expenditures in 2006 equaled \$7,058.83 with a remaining balance of \$10,971.41.

Don reminded everyone of the Annual Homeowner's Association Dues notice sent out March 20, 2007. The \$79 per homeowner assessment was due to him no later than May 1, 2007. "Second Notices" are enclosed for those homeowners who have yet to submit their payment.

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OLD BUSINESS

Mailbox Committee – Dean Brown

Dean reported that the mailbox committee continued its research into replacing the existing mailboxes with locking boxes. He noted that our neighborhood had experienced thefts of mail from our unlocked boxes. As part of the committee's research, he noted that all surrounding neighborhoods had locking mailboxes.

The options presented by the committee were:

- **Option 1** \$13,594. (Approx \$158 per homeowner.)
 - Metal boxes like Hunter's Ridge and Klahanie, providing both in/out going mail security. With this option, and with the permission of the Postal Service, some of the existing cul de sac locations of boxes could be consolidated since they are less than 50 feet from each other.
- **Option 2** \$27, 880 (Approx \$320 per homeowner)
 - "Columbia" mailboxes providing only incoming security.
 - Would use existing shelters but could extend beyond the confines of the shelters.
- **Option 3** \$26, 050 (Approx \$ 316 per homeowner)
 - Another type of box providing only incoming security.

Discussion ensued:

- How the metal boxes would look.
- If the metal locking boxes were used, the old shelters would be torn down and just the boxes would be displayed, as they are in Hunter's Ridge.
- To build/modify the shelters would almost double the cost but, some argued, would look much better than the metal boxes and continue the attractive feel of the Livingston neighborhood.

Dean pointed out that a "Super Majority" (a two-thirds vote) of Homeowners would be needed to get the "Special Assessment" required for the locking boxes. Once voted on and if passed, a billing notice would go out to homeowners. Per the Covenants, Conditions & Restrictions (CCRs), all would be required to pay the assessment. The super majority and assessment language in the CCRs can be viewed on line via our website, www.livingstonhomeownersassociation.com.

There was a discussion as to how the letters for the ballot on this measure would be worded as there were two issues to be settled: Whether locking boxes should be procured and installed; and, which type of boxes.

Someone moved to put to a vote to the Homeowners the question of procuring and installing locking mailboxes. It was seconded.

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OLD BUSINESS (continued)

Mailbox Committee – Dean Brown

There was a Motion for the Mailbox Committee to craft the ballot for the locking mailboxes. It was seconded. The Committee of Russ Exstrom, Dean Brown, Don Sellers, and Lynn Bollinger will work on the ballot.

NEW BUSINESS

Architectural Committee – Lynelle Bollinger

Reminder: Changes to your yard or house exterior need to be approved by the Architectural Committee. Requests for changes can be made by filling out an Architectural Review Request Form, which has been included with these Minutes as Attachment 2. Additional copies of the forms can be found at:

<http://www.livingstonhomeownersassociation.com> or by contacting Lynelle.

It was moved and seconded that the Architectural Committee will discuss and approve a new palette of colors for home exteriors. It was noted that there would be no attorney costs incurred as the by-laws already mention a palette.

Dean and Bob will craft a nice note (Attachment 3) reminding all LOHA members to keep up their landscaping and to trim their trees and bushes that overhang the sidewalks and road signs. It was mentioned that neither the City nor the Association are responsible for keeping the sidewalks in front of the houses clear, it is the responsibility of the individual homeowners.

LHOA Officers

The election of officers for LHOA for 2006 took place. The 2007 officers are listed below. The term for an officer is one year with an option for re-election. The members of the Architectural Committee and Board Members serve a 3 year term.

- **President:** **Jay Babb**
- **Vice President:** **Bob McCracken** **(425) 391- 2373**
- **Treasurer:** **Don Sellars** **(425) 391- 4129**
- **Secretary:** **Irene Scandiffio** **(425) 657-0035**
- **Board Members:** **Jay Babb** (1 more year); **Ed O’Shaughnessy** (2 more years); **Chris Christiansen** (elected to 3 year term)
- **Architectural Committee Members:** **Lynelle Bollinger, Chairperson,** (425) 427-2300 (1 more year); **Bob McCracken** (425) 391-2372 (1 more year); and, **Dana Breeden** (elected to a 3 year term.)

The meeting was adjourned at approximately 8:40 p.m.

Attachments (3)

NOTE REGARDING PROPERTY MAINTENANCE

Property Maintenance

It has come to the attention of the Board of Directors that a small number of Livingston homeowners are not maintaining their landscaping in accordance with the Covenants, Conditions and Restrictions. It is important to remember that the value of all our homes is dependent in part in the "street appeal" as people drive through our development. With the values of our homes having increased into the \$600,000 range, the appearance from the street has become increasingly important.

Some properties in our development are in need of some "sprucing up."

The Livingston COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's), which apply to all residents of our community, have specific wording addressing maintenance of properties. They state, in pertinent part:

"Section 1. Exterior Maintenance by Owner. Each Lot and Residence shall be maintained by the Owner in a neat, clean and sightly condition at all times and shall be kept free of accumulations of litter, junk, containers, equipment, building materials, and other debris. All refuse shall be kept in sanitary containers sealed from the view of any Lot; the containers shall regularly be emptied and the contents disposed of off the Properties. No grass cuttings, leaves, limbs, branches, and other debris from vegetation shall be dumped or allowed to accumulate on any part of the Properties, except that a regularly tended compost device shall not be prohibited."

This is not intended to single out any particular lot, and this notice is being sent to all Livingston homeowners. It is recognized that some are choosing not to water their lawns in an effort to reduce water usage. This is perfectly acceptable. **However, landscaping should be maintained in a presentable manner, keeping weeds down, lawns mowed, and bushes trimmed. Also, trees that overhang sidewalks should be kept trimmed to avoid presenting a hazard to walkers and runners.** This applies to any part of your property visible from the street or neighboring homes.

Please note that the CC&R's are registered with King County and have the force of law.