



Livingston Homeowner's Association
PO Box 1083
Issaquah, WA 98027

www.LivingstonHomeownersAssociation.com

2008 ANNUAL MEETING MINUTES AND NEWS ITEMS

The Annual Livingston Homeowner's Association (LHOA) meeting was held on March 27, 2008 at the Shepherd of the Hills Church Fellowship Hall, 24850 SE Issaquah Fall City Road, Issaquah, WA. The meeting was called to order at approximately 7:10 p.m. The meeting was attended by 20 residents representing 16 of the 88 Livingston Lots.

AGENDA (As stated in March 17 "Meeting Notice")

- Officer Reports
 - Review of 2007 business and accomplishments
 - Review and approval of 2008 budget
- Miscellaneous projects
- Election of officers

OFFICER REPORTS

- President Jay Babb welcomed everyone to the meeting. Jay requested and received agreement to dispense with the reading of the 2007 minutes as each household had previously been sent them in the mail.
- Jay listed the Agenda and Business items as:
 - Mail Security
 - Landscaping Costs
 - Collection of LHOA Dues.
 - Election of Officers

COLLECTION OF LHOA DUES

A member asked for the scope of the problem. Bob indicated that of the 87 dues paying properties, 2-3 individuals paid very late. One household paid for 2007 just one month ago...almost 1 year late. Board members have attempted "in person" collections to no avail. Certified letters were sent to those who were months late at a cost of more than \$12 per letter. Bob pointed out that there is currently no incentive for paying on time. LHOA does not assess a late fee or penalty. There is also no procedure for charging back the certified letter fee to the lot owner.

- After much discussion and a number of proposals as to late fees, a motion was passed that a 2nd statement reminder would be sent after the first 30 days overdue. After 30 days late, a late fee or certified letter charge would be assessed.
- **The amount of the late fee assessment was discussed in the range of \$12 - \$25 for the first 30 days late and up to \$50 for 60 days late.** After much discussion around what was a reasonable amount and time frame, the final decision was left for the LHOA Board's determination.

(REMINDER: Livingston Home Owner Association Dues are due on May 1, 2008. The bill was in the March 17th Annual Meeting Notice mail out to all Livingston homeowners.)



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LANDSCAPING COSTS

A member brought up the cost of landscaping identified in last year's 2006 Budget Report as \$3886. He asked about the 2007 costs. On behalf of the absent Treasurer, Bob McCracken stated that the 2007 costs were about the same as 2006. He also stated that the Budget Report, with actual expenditures, will be posted on the LHOA web site, www.LivingstonHomeownersAssociation.com.

A discussion of landscaping options ensued, including questions about:

- What the landscaper does.
- The location and contents of the contract.
- The possibility of residents doing the landscaping as an organized cooperative effort.

There was a motion from the floor, seconded, and passed, to solicit a "landscape chairperson".

Doug Miller immediately volunteered, and said he would:

- Look at the current contract
- Clarify instructions to the contractors
- Solicit bids from other sources
- Solicit others to work with him on the landscaping issues.

Those in attendance unanimously charged Doug with the landscape project.

TREASURER'S REPORT

The Vice-President, Bob McCracken, spoke by phone with the Treasurer prior to the meeting and was able to share some information on the 2007 and 2008 budgets.

- LHOA spent more than \$10,000 in 2006
- LHOA spent less than \$10,000 in 2007
- 2008 Projections:
 - Projected income \$11,000
 - Projected expenditures \$10,000

It was noted that the Treasurer, Don Sellars, will post the Treasurer's Report on the LHOA web site. If you don't have access to the web site and wish to have a copy, please contact me at 657-0035.

MISCELLANEOUS PROJECTS

• **MAILBOX SECURITY**

- President Jay Babb emphasized the need to **secure our mail** in Livingston. Thefts have continued throughout the neighborhood. Last year the motion was passed to put to a vote the purchase of locking mailboxes. Those **ballots are due back to LHOA May 1, 2008**.
- Due to the seriousness of this issue, volunteers will be canvassing the neighborhood prior to the deadline to encourage participation.
- There was discussion about how the boxes would look. It was observed that this discussion has gone on for 5 years and right now **the priority is to secure the mail against continuing thefts**.
- The least expensive option to provide secure mail to our homeowners is the USPS 16 Door Cluster Box, which is what is on the ballot. Once the mail is secured, we can address a shelter around the boxes, like those in Issaquah Highlands, or whatever the residents are willing to pay for. There will be many options to improve the look of the boxes, once the mail is secure.



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MISCELLANEOUS PROJECTS (CONTINUED)

- **LIVINGSTON GARAGE SALE SATURDAY MAY 3rd**
 - ✓ A member suggested that Livingston hold a summer weekend garage sale. A motion was placed, seconded and passed. Tori Magee volunteered to organize it. **Please contact Tori** at (425) 313-9749 or email btbmagee@comcast.net, **if you have questions or are interested in assisting with the organization of this event and putting up signs.**
 - ✓ You are responsible for putting up signage to get folks into your cald-de-sac as Tori will place signage to direct traffic from Hunter's Ridge/Klahanie to Livingston.
 - ✓ The garage sale is set for Saturday, May 3rd in conjunction with the Hunters Ridge annual garage sale. The sale goes from about 9am until 3pm, though folks do start coming thru earlier.
 - ✓ Ads for the garage sale will be placed online as well as print ads in the newspapers. There should be great traffic, as it is a large 2 neighborhood garage sale...great time to clean out the garage and closets!
 - ✓ For those items that you don't sell, there is a truck at the Pine Lake QFC parking lot to take your things to for donation!

ANNUAL MEETING DATE

A member proposed setting a fixed date for the Annual Meeting. The By-Laws set the date in January; however, this has not been a good time for the meeting. A motion was put forth for the fourth week in March, seconded and passed.

ELECTION OF OFFICERS

The election of officers for 2008 took place. 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. The elected officers and board members for 2008 are:

- **President:** Jay Babb 391-0772 babb24409@msn.com
- **Vice-President** Bob McCracken 391-2373 redpoptop1@comcast.net
- **Treasurer** Bill McGee 313-9749 btbmagee@comcast.net
- **Secretary** Irene Scandiffio 657-0035 irene_scandiffio@msn.com
- **Board Members:** Ed O'Shaughnessy (1 more year); Chris Christiansen (2 more years); Jay Babb (re-elected to 3 more years).
- **Architectural Committee Members:** Bob Nichols, (first of 3 years); Dana Breedon (2nd of 3 years); Bob McCracken – Chairman (3rd of 3 years).

The meeting was adjourned at approximately 8:55 p.m.



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LIVINGSTON NEWS

RECYCLING BINS

Vice President Bob McCracken wanted to pass the word that the individual bins for sorting your recycling are no longer necessary. He noted that they are heavy and cumbersome and are no longer required by our trash service. It was noted that some Livingston residents have **large, blue rolling recycling bins** that look like the yard waste containers, only blue. After our meeting, a resident contacted Allied Waste and was able to **get Allied to commit to immediately purchase these for Livingston Homeowners**. We do not have a projected date for delivery. When they are available, they will be **free of charge** and may just appear in your driveway. Please be aware that if you use your own container for recycling, it must be no larger or smaller than 32 gallons. A "RECYCLE" sticker is available from Allied to put on your personal container.

TRIM and DOG ALERT

- ✓ This is just a reminder to all residents to **trim back their trees and bushes** to ensure clear passage along the LHOA sidewalks.
- ✓ We also want to remind residents to **pick up after their pets**. There are increasing incidents of dog waste on the sidewalks, roadways and adjacent yards. Please be courteous and carry a plastic bag with you when you walk your pet!

We want to make sure that our residents and their children have safe and accessible sidewalks.

Respectively Submitted by

Irene E Scandiffio
Secretary, LHOA

Enclosure

LHOA Architectural Review Request Form

Livingston Homeowners Association

Treasurer's Report

1/1/07 - 12/31/07

Beginning Cash	2007 Actual	2008 Budget
Beginning Balance 1/1/05	\$ 10,829.57	\$ 13,228.03
Dues Income	\$ 6,792.00	\$ 7,656.00
Petty Cash Balance 1/1/05	\$ 26.93	\$ 26.93
Total Cash	\$ 17,648.50	\$ 20,910.96
Less Expenses		
Insurance	\$ 310.00	\$ 325.00
Landscape Maintenance & Water	\$ 3,059.05	\$ 4,000.00
Legal	\$ 292.12	\$ 1,000.00
Mail, Postage	\$ 151.22	\$ 300.00
Street Sweeping	\$ 205.00	\$ 500.00
Misc.	\$ 26.15	\$ 100.00
Repairs	\$ 350.00	\$ 1,000.00
Petty Cash Expenses	\$ -	\$ -
Total Expenses	\$ 4,393.54	\$ 7,225.00
Total Income Less Total Expenses	\$ 2,398.46	\$ 431.00
Cash Balance		
Checking	\$ 13,228.03	\$ 13,659.03
Petty Cash	\$ 26.93	\$ 26.93
Total Cash	\$ 13,254.96	\$ 13,685.96