



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

www.LivingstonHomeownersAssociation.com

2009 ANNUAL MEETING MINUTES AND NEWS ITEMS MAY 7, 2009

The Annual Livingston Homeowner's Association (LHOA) meeting was held on April 30, 2009 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 29 residents representing 25 of the 88 Livingston Lots.

AGENDA

- Officer Reports
 - Review of 2008 business and accomplishments
 - Mailbox Installation
 - Landscaping Report
 - Treasurer's Report
- New Business
- 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 2008 minutes as each household had previously been sent them in the mail.
- 2008 Accomplishments
 - Mailbox Installation
 - Doug Miller was recognized and thanked for his leadership in getting the mailboxes purchased and installed. He thanked all the volunteers who assisted him. The members present also recognized his wife, Joan, for all of her efforts.
 - Doug recounted the process for getting the boxes installed:
 - He and his wife, Joan, hosted a volunteer group of about 10 people last fall and put together a plan of action.
 - He received bids on the mailboxes.
 - The volunteers went door to door informing members about the mailboxes and delivering the onetime assessment bills.
 - It took two months before enough residents submitted their payments for him to order the mailboxes.
 - It took an additional month to have the mailboxes delivered
 - It took a few weeks to coordinate and get approval from the local Postmaster.
 - It was reported that there is only 1 assessment payment outstanding at this time.
 - It was also reported that LHOA subsidized, from its reserves, some of the cost of purchasing and installing the mailboxes.



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○ **Mailbox Installation** (continued)

- There was a member question about the location of one of the mailboxes. It was not in the place originally identified. Doug responded that after the plans were reviewed and he received input, he decided to put the box more equidistant to all the members it served.

○ **Landscaping**

- Doug Miller, the "Landscape Chairperson" identified in the 2008 LHOA Meeting, reviewed the accomplishments of his committee:
 - The 2008 landscaper's maintenance services have been terminated. They were charging \$200 per month.
 - The LHOA Open Space and Entrance areas have been updated with less maintenance intensive plantings. It cost \$2000 to remove the old plantings and install the new ones.
- Doug restated the suggestion from 2008; volunteer LHOA members could do the landscaping as an organized, cooperative effort. He asked for a volunteer to head up the effort.
 - Jon Campbell (jonrcampbell@msn.com) volunteered to take coordinator responsibility for plant maintenance.
 - The following individuals volunteered to assist Jon with the landscaping:
 - Art Burke (art@artburke.com), for the LHOA grounds at 45th Pl and SE 247th near the mailboxes and the bench.
 - George and Mary Jones (mjonesg@comcast.net), for the LHOA grounds around the entrance sign near SE247th and 45th Pl.
 - Jay Babb (babb.j@portseattle.org), for the LHOA grounds near SE44th Court.
 - Marina Horoszowski (horotata@yahoo.com), general assistance
 - Lynelle Bollinger (lyn@bollingerappraisal.com), general assistance
 - Dana and Jack Breedon ([breeden5r@comcast.net](mailto:breedon5r@comcast.net)), general assistance

• **Treasurers Report**

- Bill Magee was represented by his wife, Tori.
- The Treasurer's Report (Attachment 1) was handed out to all in attendance.
- It was noted that there would be another estimated \$4000 in bills to be paid for the mailboxes.
- There was a discussion around discontinuation of the LHOA P.O. box. The final decision was to leave it in place.
- It was noted that approximately \$2000 for the mailboxes came out of the LHOA reserves.
- A member question as to why the cost of water, \$465.64, for the Association was so high. The response was that the water bill included the rental cost of the water meters, the water used for the LHOA properties, and the King County sewer fees.
- A member asked what the rental cost for the Annual Meeting location was. The response was that it is \$195, the same as last year.
- A member moved to adopt the Treasurer's Report and it was seconded.



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NEW BUSINESS

1. A member suggested that Livingston obtain 2 **dumpsters** at a cost of \$7 per home for a neighborhood cleanup. A discussion ensued. The points made were:
 - ✓ In the past, the dumpster project created some ill will between residents.
 - ✓ It was noted that, when LHOA did this in the past, contractors were seen dumping items such as fluorescent tubes, illegally, at night.
 - ✓ Someone would have to monitor what went into the dumpsters as the LHOA would be held responsible for its contents.A motion was made and seconded to vote on the proposal to get the dumpsters. Only 1 member in favor, all others voted nay. LHOA will not be getting dumpsters for a cleanup.

2. A member brought up an issue of a cedar tree that **blocks the view** of oncoming cars and bikes. He stated that the tree was in a member's yard but they did not respond to their door to discuss cutting the tree back. The tree also encroaches on power lines. A discussion ensued. The points made were:
 - ✓ King County has not responded in the past to overhanging tree complaints.
 - ✓ Puget Power should be contacted. They may respond due to the power line involvement.
 - ✓ The City of Issaquah could be contacted by the member to see if they would get involved since it blocks the view of kids on bikes. They are interested in maintaining safe pathways to and from schools.There was no motion.

3. A member asked what could be done if a neighbor does not **maintain their yard**. The outgoing vice president, Bob McCracken stated that, per the CCRs, if the homeowner does not maintain their yards, LHOA can hire someone to do it and bill the homeowner. If the homeowner does not pay the bill, a lien could be placed on their home by the Homeowner's Association.
 - ✓ The process is: Written complaint from member -> Review by the board -> Notice to the homeowner to correct -> Second Notice with deadline -> LHOA maintains lot and bills resident.
 - ✓ Members asked that the Association enforce the CCRs.
 - ✓ Bob McCracken volunteered to coordinate landscaping enforcement with the board.There was no motion.

4. A member asked if the Association would update the look of the **Livingston signs**.
 - ✓ The suggestion was to remove the old signs and put in something more up to date or perhaps just remove the arch.
 - ✓ There was a proposal to do research on alternatives



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4. (continued)
A motion was made to form a sign redesign committee. The motion was seconded and passed. Lynelle Bollinger (lyn@bollingerappraisal.com) signed up for the committee.
5. A member asked if the **Livingston paint colors** could be updated. She stated that the current process of the ACC approving colors based on the vague criteria in the CCRs was insufficient. The Association should have a palette of approved colors to choose from. A motion was made and passed to create a color palette and color approval procedures sub-committee under the Architectural Control Committee (ACC). Dana Breeden (breeden5r@comcast.net) volunteered to handle this committee.
6. A member made a motion to add 2 people to the **Architectural Control Committee**. It is currently made up of three people. The motion was passed. Lynelle Bollinger and Jamie Gunter volunteered to be on the ACC.
7. Bill Magee offered to set up the **ACC Review Form** in PDF format for posting on the LHOA website. Once this is accomplished, members can electronically fill out the form and forward it electronically to the ACC.
8. A member noted that the LHOA website is out of date. Doug Miller and Jack Breeden agreed to look at the Website and get the updates done.
9. Bob McCracken asked if the LHOA would have signs made to post on the **mailboxes** telling residents not to tape anything on the mailboxes. The tape can cause damage to the exterior paint over time. The Board agreed to look into it and decide.
10. A member asked if cars parked in a driveway is a violation of the CCRs. After a review of the CCRs, it was determined that if the **car is being used and not stored**, it is not in violation. If a member has a complaint about another member storing a car, truck or any other vehicle in plain sight, they need to submit a written complaint to the Board. It is then up to the Board to review the complaint and take appropriate action.
11. A member made a motion to create a **Livingston Welcoming Committee**. It is envisioned that the committee would welcome new residents to the community. The motion was seconded and passed. Ed O'Shaughnessy, Lynelle Bollinger, Jay Babb and Joyce Wilbrandt volunteered to form on this committee.



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ELECTION OF OFFICERS

The assembled members recognized the following individuals who volunteered to be the 2009 LHOA Officers. 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 officers and board members for 2009 are:

- **President** **Doug Miller** 837-8983 dougmillerdsm@juno.com
- **Vice-President** **Jay Babb** 281-8474 babb.j@portseattle.org
- **Treasurer** **Bill Magee** 313-9749 btbmagee@comcast.net
- **Secretary** **Joan Miller** 837-8983 joanmiller.jlm@comcast.net
- **Board Members:** Doug Miller (3 more years); Chris Christiansen (1 more year); Jay Babb (2 more years).
- **Architectural Committee Members:** Dana Breeden, Chairperson (1 more year); Bob McCracken (2 more years); Bob Nichols (2 more years); Larry McIntosh (3 years); Lynelle Bollinger (3 years); Jamie Gunter (3 years).

The meeting was adjourned at approximately 9:10 p.m.

ANNUAL REMINDER

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, Livingston Homeowners Association

Attachments (2)

Livingston Homeowners Association Treasurer's Report
LHOA Architectural Review Request Form



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Treasurers Report

May 1, 2008 - April 30, 2009

INCOME

Homeowners Dues Income 2008	\$	7,521.48
Homeowners Dues Income 2009	\$	5,280.00
Mailbox Special Assessment	\$	15,390.00
Opening Balance	\$	<u>11,776.20</u>
TOTAL INCOME	\$	39,967.68

EXPENSES

Common Areas	\$	4,136.69
Insurance	\$	313.00
Legal Services	\$	300.00
Mailboxes	\$	13,538.33
Non Profit Registration	\$	10.00
Office Supplies	\$	155.36
Post Office Box Rental	\$	42.00
Postage	\$	170.48
Rent	\$	195.00
Water	\$	<u>485.64</u>
TOTAL EXPENSES	\$	19,346.50

CASH ACCOUNT BALANCE (Income less Expenses) \$ **20,621.18**

ACCOUNTS RECEIVABLE

Mailbox Assessments (3 homeowners)	\$	537.18
2009 Homeowners Dues (27 homeowners)	\$	2,376.00
Late 2008 Homeowners Dues (2 homeowners)	\$	176.00
Late Fees and Interest	\$	<u>76.71</u>
TOTAL ACCOUNTS RECEIVABLE	\$	3,165.89