



Livingston Homeowner's Association

PO Box 1083

Issaquah, WA 98027

www.LivingstonHomeownersAssociation.com

2010 ANNUAL MEETING MINUTES AND NEWS ITEMS APRIL 19, 2010

The Annual Livingston Homeowner's Association (LHOA) meeting called to order at 7:15 PM, April 19, 2010 at the Shepherd of the Hills Church Fellowship Hall, 24850 SE Issaquah Fall City Road, Issaquah, WA. The meeting was attended by 17 residents representing 18 of the 88 Livingston lots.

AGENDA

- Officer Reports
 - Review of 2009 business and accomplishments
 - 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 2009 minutes as each household had been sent them in the mail. Briefly discussed at the outset was the July assumption of duties of President by Jay Babb and the duties of Secretary by Ed O'Shaughnessy, due to the resignation of Doug Miller, President, and Joan Miller, Secretary, who relocated to Alaska.
- **2009 Accomplishments**
 - **Architectural Control Committee** - The ACC is developing an updated pallet of exterior colors for our homes. For several years it has been a growing opinion that an exploration of more contemporary colors was in order. The task to do so has not been easy. The Committee has agreed to maintain the "earth tone" theme which has always been the neighborhood theme, as stated is in the CCRs. The original developer, Buchan, was consulted, but declined to provide definitive input. Buchan suggested consulting with a subcontractor that helps construct Buchan homes today. In the ACC's research it was noted that our homes feature prominent brickwork as an architectural feature. Homes built by Buchan today do not feature our curb-facing brickwork. Brickwork affects the selection of colors for the woodwork. The ACC hopes to provide a proposed pallet by May 15, and an approved pallet on the Association website by June 1, before the start of summer when home owners may wish to paint their homes.
 - **Landscaping Committee** - The Landscaping Committee does this work pro bono for the neighborhood, having replaced a contracted team last year. Currently Jon & Jackie Campbell are doing this work. There was major work last year to the flowerbeds in front of the two neighborhood signs, replacing the soil etc. So the work this year has been relatively easy. New plants have been planted, and the area weeded and maintained. Those present expressed their gratitude for the good work done. While discussing the flowerbeds and signs there was an observation that the sign on the Klahanie end of the neighborhood was coming loose from its mooring, and needs exploration of whether the wood is failing. (*Upon follow-up investigation it*



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- was found that the wood is not failing, but rather a bolt is coming loose from the mortar. A repair will be made.)* Discussion segued into the color of the signs, still in the original color of green and gold, and the look of the signs as well as the look of the brickwork. Last year there was some discussion of replacing this look with a rock or stone feature and replacing the existing wooden signs with something different. The current look features the fan window motif that is also featured on this letterhead. That feature was designed by one of the original and current homeowners, also a longstanding volunteer with the Association. The brick wall feature holding the signage is consistent with the brickwork on most of our homes. Changing the motif and the brick walls would be a major neighborhood decision, not one to be made by the minor representation of the homeowners at an annual meeting. A move was made, seconded, and approved to repaint the signs as necessary, for maintenance purposes. No color decision was included in the vote to repaint for maintenance. There was discussion but no motion to redesign the signage. Discussion then continued about a tree overhanging the flowerbed on the Klahanie side. Concern was raised that the tree is preventing rain from falling on the flowerbed. A “watch” will placed on the tree. While discussing maintenance at the entrance to the neighborhood discussion moved onto the two wooden benches in the two common areas that have to be maintained, or not. One bench is hidden from view, on the Hunter’s Ridge end of the neighborhood. How much maintenance does it need? Will it become a liability at some point? A “watch” was placed on this for a future decision.
- **Welcoming Committee** - This initiative was started in the past year. The Committee of four has welcomed four new residents with a welcoming gift that included a bottle of WA state wine, Pike’s Street Market Tea and Boehm’s chocolate. Included in the bag are also the CCRs, a recent newsletter and a welcome letter authored by Bob & Lois McCracken, original and current homeowners. Attending the meeting that night was Steve Reid, a recipient of a welcoming visit and the welcoming gift. As a focus group of 1, he was thankful for a welcoming visit and thought continuation of this action to be a good idea. A member asked about the cost of the welcome gift. The cost of the paper bag, crepe paper, a bottle of wine, chocolate, tea, etc is ~\$22. A motion was made to continue this committee and the gift as it is currently. The motion was carried by a majority vote.
 - **Treasurers Report**
 - Bill Magee presented the annual financial report. It is attached to the minutes. There is a cash balance of \$15,446.06.
 - Bill reported that all residents have finally paid their mailbox assessment. There are still 3-4 delinquents to annual dues. Bill reports that some owners are quite rude when asked to pay their dues.
 - A member questioned the cost of rental of the Hills Church Fellowship Hall. It is \$250. Jon Campbell offered to provide an alternate cost to rent a room at the 9th grade school just across the street. (*Upon follow up the cost of renting a room in the school is \$25 an hour, and estimated to be about \$75 for an annual LHOA meeting. Next year’s meeting may be in the 9th grade school.*)



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- A member asked about the high annual cost of the maintenance of the sprinklers servicing the signs and common areas. The current vendor, Northern Waters, has been the vendor for almost 20 years. The vendor charges about \$200 annually and it is not known whether this is best value for the money spent. In addition to the seasonal blow-out there is report that must be rendered the County. No one present could vouch for the accuracy or the value of the service. It was agreed that an alternative vendor should be investigated. Alpine Irrigation was suggested, as Alpine Irrigation was known by many present. Jon Campbell will investigate. *(As follow-up Jon contacted Northern Waters and told them that if we needed their services we would contact them. They are not to continue to service us without a request to do so. This autumn we will employ Alpine Irrigation and compare the cost and service.)*
- A member asked that the cost of the Welcome Committee gift be detained in the Treasurer's report. Bill said he would include that detail in the report that will accompany the newsletter.

NEW BUSINESS

- In the interest of further reducing Association costs, as well as facilitating neighborhood communication, Jamie Gunter is collecting email addresses of residents. Those who provide email addresses will get Association information by email, rather than through the post. We promise not to release your information except to LHOA officers in pursuit of neighborhood business. *(If you have not already been contacted to provide your email address you may email Jamie at 4kapri@comcast.net, or any of the officers of the Association.)*
- A member asked if the Association was responsible for tree maintenance in the vicinity of the common areas. The President had a map of the neighborhood available, identified the subject area, and offered his opinion that the particular area in discussion was part of a "native growth area", which the Association cannot maintain, even if it wanted to do so. This discussion did not proceed to a recommendation.
- A member brought up the issue of a traffic bottleneck at the light controlling the intersection of the Falls City-Issaquah Road and the entrance/exit to the neighborhood. Currently the school cross walk hinders the free right hand turn onto the road, which, coupled with parents queuing up to drop their children off or pick them up, creates a mess two times a day. Discussion ensued about whether this was within the scope of the Association. Discussion ended with a recommendation that the member raising the issue draft a letter for the Association to review for support.
- A member raised the recurring issue of neighbors who fail to maintain their property. A particular negligent homeowner was identified again this year, as well as several others. The CCRs were reviewed. The Secretary volunteered to contact a homeowner, a lawyer by occupation, who in years past allegedly said he would represent the Association on a pro bono basis in this regard. If the homeowner offers to assist this will be included in these minutes. *(The neighbor referenced has not returned Ed's call as this newsletter gets distributed.)*



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- The CCR process: Written complaint from a member - Review by the board - Notice to the homeowner to correct - Second Notice with deadline - LHOA maintains the lot and bills the resident.
- Members have asked that the Association enforce the CCRs. The problem is the recourses available to the Associate when a homeowner/occupant is a recalcitrant. We would like neighborhood pride or the compulsion of neighbors aligned with the Association to have the desired effect. However, such has not been our experience. How much expense in legal fees is the Association willing to spend for a neighbor not abiding by the CCRs? A lien can be put in place that will remain until the homeowner tries to sell. The Association is considering implementing this where persuasion fails.

ELECTION OF OFFICERS

The assembled members nominated & voted in the following individuals to be the 2010 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 2010 are:

- | | | | |
|-------------------------|-----------------------------|----------|--|
| • President | Jon Campbell | 557-6697 | jonrcampbell@msm.com |
| • Vice President | Vacant – not elected | | |
| • Treasurer | Bill Magee | 313-9749 | btbmagee@comcast.net |
| • Secretary | Ed O'Shaughnessy | 313-5041 | eosvos@comcast.net |
- **Board Members:** Jon Campbell, current President (3 years); former President's position vacant (2 years); Jay Babb, President, once removed (final year).
 - **Architectural Committee:** Chairperson, Dana Breedan, Bob McCracken (2 more years); Larry McIntosh (2 years); Lynelle Bollinger (2 years); Jamie Gunter (2 years).
 - **Welcoming Committee:** Chairperson, Ed O'Shaughnessy; Lynelle Bollinger, Jay Babb, Joyce Willbrandt.
 - **Website Administrator:** Don Sellars

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.



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Respectively Submitted by
Ed O'Shaughnessy
Secretary, Livingston Homeowners Association

Attachments (2)