



Livingston Homeowner's Association

PO Box 1083

Issaquah, WA 98027

www.LivingstonHomeownersAssociation.com

2011 ANNUAL MEETING MINUTES AND NEWS ITEMS APRIL 18, 2011

The Annual Livingston Homeowner's Association (LHOA) meeting called to order at 7:10 PM, April 18, 2011 at the Cascade Pacific Middle School, 24635 SE Issaquah Fall City Road, Issaquah, WA. The meeting was attended by 21 residents representing 19 of the 88 Livingston lots. One resident family gave the Secretary his proxy to represent them.

AGENDA

- Officer Reports
- Committee Reports
- New business

OFFICER REPORTS

- President Jon Campbell welcomed everyone to the meeting. Briefly discussed at the onset of the meeting was the current slate and status of the officers. At least two positions were determined to need replacing. The position of Vice President has remained vacant for more than a year and the current Secretary is stepping down.
- Secretary Ed O'Shaughnessy commented on the successful effort to collect resident emails for the purpose of improved communication and to reduce communication costs. Of the 88 lots, email addresses have been received from all but a handful. Email addresses are only shared among LHOA officers. Using email as a method to communicate meetings, meeting minutes and other Association business has allowed for better neighborhood inter-communication, more timely responsiveness and stewardship.
- Jon Campbell presented the Treasurer's report in the absence of Bill Magee. Bill prepared a hand out which was distributed, and is attached to these minutes. We are happy to report that overhead costs have been reduced, allowing the Association to reduce dues this year from the \$88 of the previous year to \$50 this year. Over the course of the past year LHOA officers met several times to review the budget in detail. Several expenditures were challenged and actions were then taken to reduce those expenses. The recurring cost of maintaining the common areas has been kept low for the past several years, due to the pro bono work of Jon & Jackie Campbell. We expect the cost of maintenance of the sprinkler systems to be reduced by changing to a more cost-effective vendor for servicing and maintenance. (*Ron Odell has done some additional research since the meeting. We may save additional cost by a different method of shutting down the water service when not needed.*) Postage and office supplies have been reduced by increased use of email communications. The cost of the rental of a meeting hall has been significantly reduced by using the Cascade Pacific Middle School vs. the previously used church community hall. It was noted that there are still about 4 homeowners delinquent in their 2010 dues. The President will help the Treasurer pursue those delinquent.
- In reviewing the Treasurer's one resident questioned the cost of water/irrigation system at the sign on the South entrance to the development. This was contrasted to the cost/reimbursement arrangement at the



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sign on the North entrance to the development. Ensuing discussion among several residents, all with prior knowledge of the history, did note that the more expensive system has reporting lines to King County, adding cost, while the other does not. Further discussion about this topic will be continued with those directly affected.

- Expenditures will continue to be closely monitored and challenged where they appear to be inappropriate to the benefit received. The Association orientation is of best value for the money spent. For the coming year the Treasurer believes that an income of \$4,350 (87 X \$50) is sustainable for anticipated recurring annual expenses. There is one item of new capital expense for 2011, redesign of the Livingston development signage, discussed in detail below, with a preliminary budget set at not more than \$5,000.
- Jon Campbell presented Architectural Control Committee's (ACC) report on the new exterior color pallet. This presentation was prepared in a 3-ring binder with the chosen colors available for those in attendance to see. Getting to the point of an approved pallet has been a work of several years. The ACC deserves recognition for due diligence and perseverance. For context, the ACC first had to research and come to agreement on the broad language found in the CCR's. Then the ACC contacted the developer, William Buchan, as well as other subject matter experts, with the intent to preserve the developer's theme and to allow for contemporary replacement colors. While the approved pallet listed specific paint lot numbers, the intent is not to limit owners to a brand, but rather to orient owners on a continuing neighborhood theme. As always, owners wishing to repaint their exterior in the original color may do so. Owners wishing to change their exterior color should use the pallet as a guide, and send in the review form, found on the LHOA website, for the ACC to review. ***Until the pallet is placed on the Association website residents wishing to review the available colors should contact either Dana Breeden or Jon Campbell.***
- Jon Campbell next presented a proposal to replace the existing Livingston neighborhood signage. The current signage features the brick mounting walls, arched in the center, and the wooden green & gold painted signs. The current signage needs recurring maintenance, which has included periodic sanding and painting. In the past year it was noted that the anchor bolts on the sign at the North entrance were coming loose from the mortar. Further investigation revealed water and weather damage to the mortar along the top of both signs. Additionally, it has been pointed out that the wooden signs are mounted so close to the ground that they are hard to see from cars driving along the street.
- The question then becomes one of repairing the status quo, and re-arranging the ground and vegetation for better visibility of the signs, or considering a redesign that would allow for better visibility, lower recurring maintenance, and a more contemporary look, while maintaining the developer's architectural theme. The President and the ACC contacted several vendors for competing ideas. The bids were reviewed by the ACC, with the preferred alternative offered to the officers for their review. The consensus was that we need to raise the sign for better visibility, remove the arched fan motif, and replace the wooden signs with ones of a metal alloy and bright bronze letters. The officers reviewed the cost elements in the preferred bid, and in discussion with the vendor, Sign Pros, Redmond, WA, agreed to control costs by having residents do some demolition and brick rebuild, using reclaimed bricks from the center fan motif. The officers set an initial budget not-to-exceed \$5,000 for this project. The preferred design was passed around the room at this meeting. Some minor questions were raised, all of which will



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be addressed. At the meeting a number of volunteers were identified to work on the sign preparation. *(Since the meeting the project has been completed. The final cost, which included the additional costs of acid washing the brick walls and the raised bronze lettering, came to \$6,329. The demolition, brick work and debris removal by Livingston volunteers saved the LHOA about \$2,500. The Association wants to thank Chris Nelson, Ron Odell, Mark Miller, Ed O'Shaughnessy and Jon Campbell for their work.)*

- In years past, when property values were increasing annually, there have been various reports to the neighborhood about how our home values have risen, as seen in recent home sales activity. Several residents are realtors and this information has readily been available to the Association. Today, the values of our homes have suffered a decline, along with the rest of the housing market. It was not too many years ago that homes in Livingston sold for >\$600K. Also, recent resale activity in our neighborhood has slackened off considerably. Two years ago three homes were sold. In the last year one home was sold, and at least three have been newly rented. A member of the ACC, a John L. Scott realtor, Pam Nichols, prepared a report for the annual meeting, which was passed around. Dean Brown, also a John L. Scott realtor, added his thoughts. Essentially, the average re-sale value of our homes is now about \$475K. Dean was quick to say that this is an average, and there are many variables in setting the value for our homes. While current re-sale values are far below previous levels, there is a consensus that the Buchan brand remains a good one, and that our homes are appreciated not only by current owners and but also by prospective owners. It is the intent of the Association to do what it can to help maintain the Livingston development to the high standards of the builder, as well as to accommodate current trends in exterior architectural style and color schemes.
- Ed O'Shaughnessy presented the Welcoming Committee report. In the past year the committee has welcomed three new residents. There is a new fourth resident that we have yet to welcome, but will do so soon. The Committee makes no distinction between owner and renter, as we wish to welcome all neighbors. Please alert Ed to your new neighbors so that we can be timely in our welcoming intentions.

NEW BUSINESS

- Jon Campbell expressed his interest in continuing to make the Livingston development a friendly and supportive neighborhood. Much as Bob and Lois McCracken did, Jon and Jackie walk through the neighborhood to meet and talk with neighbors. Jon would like all neighbors to know that he is always approachable should a neighbor be in need. Speak to him when you see him about, or contact him at this email or his home phone, both available in this meeting minutes.
- Jon led a discussion on postings on our very nice mailboxes. Our concern is for damage to the exterior of our mailboxes, as well as to the trashy look that results. This is recurring issue, as we continue to experience people sticking various notices to our mailboxes. A recent case in point was a posting from a resident in Klahanie about a garage sale. It was suggested that the Association send a letter to the Klahanie association asking that they put in their communications to their community



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our request for no postings. This will be done. Additionally the discussion concluded that all Livingston residents will self-police, that is, we will all remove postings promptly that appear. The one exception may be when an Amber-alert like posting appears, as did happen several months ago.

- Jon then opened the floor to additional concerns. That led invariably to the discussion of one resident who has continuously, over many years, failed to maintain their property to the standards stipulated in the CCRs, and has failed repeatedly to respond to successive attempts to redress this issue. The situation has gotten worse with time. There is the issue of safety, where a tree close to the street has grown to the point that it blocks a view of traffic. There is the issue a very unkempt yard, and significant moss growth on the driveway. Neighbors adjacent to the property are immediately and directly affected, but so are all of the residents indirectly. The CCRs allow for the Association to contract for grounds maintenance, and put a lien against the property. Before the house could ever be sold the owner would have to approach the Association to clear up the lien. New changes in the law make this process more formal. Before a grounds keeper is contracted, which will present the Association with several problems, Jon Campbell will attempt to meet and discuss this with the owners of the property. He will give a report to the Association of the next steps after he make this attempt. One other issue of concern had to do with excessive speed of drivers through the main drag, 246th Ave NE. It was asked whether something could be done about this. One idea is to see whether we could get the loan of one of those mobile, solar powered, radar signs that tracks actual speed. Jon will look into this.

ELECTION OF OFFICERS

The assembled members nominated & voted in the following individuals to be the 2011 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 2011 are:

- | | | | |
|-------------------------|----------------------|----------|--|
| • President | Jon Campbell | 557-6697 | jonrcampbell@msm.com |
| • Vice President | Ron Odell | 392-3464 | rnodell@yahoo.com |
| • Treasurer | Bill Magee | 313-9749 | btbmagee@comcast.net |
| • Secretary | Julie Bussing | 391-4498 | jabussing@earthlink.net |
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- **Board Members:** Jon Campbell (2 years), Ron Odell (3 years), Bill Magee (1 year), Julie Busing (3 years)
 - **Architectural Committee:** Chairperson, Dana Breeden, Bob McCracken; Larry McIntosh; Lynelle Bollinger; Jamie Gunter; Pam Nichols
 - **Welcoming Committee:** Chairperson, Ed O'Shaughnessy; Lynelle Bollinger, Jay Babb, Joyce Willbrandt.
 - **Website Administrator:** Don Sellars

The meeting was adjourned at approximately 9:00 p.m.



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ANNUAL REMINDERS

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
Ed O'Shaughnessy & Julie Bussing
Outing & Incoming Secretaries, Livingston Homeowners Association

Attachments (Annual financial Report)