

MAY 14, 2012

2012 ANNUAL MEETING MINUTES for the  
LIVINGSTON  
HOME OWNER'S ASSOCIATION

The annual Livingston Home Owner's Association (LHOA) annual meeting held at Pacific Cascade Middle School was called to order by Board president Jon Campbell at 7:00PM.

AGENDA

Election of officers  
Officer reports  
Committee reports  
New business

ELECTION OF OFFICERS

The assembled membership nominated and voted on the following slate of officers:

President	Ron Odell*	206 399 4135	<a href="mailto:rnodell@yahoo.com">rnodell@yahoo.com</a>
Vice President	Mark Miller	425 313 7371	<a href="mailto:markhenery@markheneryhomes.com">markhenery@markheneryhomes.com</a>
Treasurer	Jon Campbell	425 557 6697	<a href="mailto:joncampbell@msm.com">joncampbell@msm.com</a>
Secretary	Julie Bussing	425 391 4498	<a href="mailto:jabussing@earthlink.net">jabussing@earthlink.net</a>

Board Members Remaining Terms

Ron Odell to 2014, Jon Campbell to 2013, Mark Miller to 2015, Julie Bussing to 2013

Architectural Committee

Chairperson

Members                      Jamie Gunter, Dana Breeden, Bob McCracken & Don Sellars

Welcome Wagon

Ed O'Shaughnessy , Jon & Jackie Campbell

Website Administrator  
Don Sellars

\* Jon Campbell will fill in as President in Ron's absence.

Officers Reports

A motion was made for approval of the 2011 Minutes. It passed by unanimous voice vote.

Presidents Report

Jon pointed out that a review of minutes for the past several years have addressed the lack of landscape maintenance for one lot in particular, lot 30. This past year he has met with the home owner to work with her in achieving the minimum standards of upkeep. This has been an ongoing issue. It is mowed once then let go for weeks, then mowed again then, ignored.

Because of the years that this has gone on, the Board has lost patients and will now make this a prime issue for improvement this year.

Jon reminded all of us to take proper care of our garbage cans. They must be kept in the garage, along side the home or otherwise out of sight in the back yard. (Also an issue at lot 30)

The good news is: we have had four homes in Livingston, sell with multiple offers in the past three weeks. These sales clearly indicate that our property values have stabilized or are again on the rise.

Treasurers Report

Treasurer Bill Magee was absent so, Jon Campbell read the Treasure's report into the record. Hard copies of this report were handed out to those in attendance for there review. A copy of that report will be attached to the minutes for the record.

Jon was pleased to report that we have no outstanding HOA dues payments for 2011. We are 100% for collections last year. We are off to a good start so far for 2012, but all are reminded to get there dues paid.

Jon also stated that we saved over \$2000.00 on last year's two Livingston entrance sign rebuilding projects. Home owner volunteers pitched in to do the demolition, the new brick work and clean up.

We are also saving close to \$3,000.00 a year by doing our own landscape work at the two Livingston sign locations.

A question was asked from the floor:

Post Office box rental for \$44.00 and rent for \$70.00 what are they for? There should be only one box rental.

There was also a question about the Utilities expense of \$368.90, what was it for?

The motion to accept the Treasures report was passed with the note that the Treasurer would check on the two exceptions that were noted.

### Committee Reports

#### ACC Committee

Committee chairperson, Pam Nichols reported that we have two ACC request forms that need to be completed.

One is for a back yard fence replacement. It just needs to be signed off on and returned to the applicant.

The second is an incomplete request for a re-roof job. This request was to be returned to the applicant for more information including roof sample boards and color charts.

#### Landscape Committee

The Board thanked Jon and Jackie Campbell for weeding, planting the new annuals, and re-barking the two Livingston sign locations.

We also recognized Chris Nelson for washing the winter grime and mold off all of the mail boxes.

We were all reminded of the over \$2,000.00 annual savings for this Association by doing this work ourselves.

#### New Presidents Report

Ron Odell thanked Jon for all of his good work over the past several years. Ron also stated that he was looking forward to working, not only with Jon, but also with the new VP, Mark Miller and the new ACC Chairperson, Pam Nichols.

Due to Ron's commitments out of town during the winter season, he asked Jon to fill in as President during his absence. With Jon's past experience as President, this will provide for continuity in dealing with the on the ground issues that Ron will not be able to handle via email. Ron had several items on his agenda that he wants to move forward on this year.

The first is our "organization chart", that is who reports to whom and how paperwork flows through this organization. The problem now is: the Board does not see or approve much of what goes on within the various committees.

The second issue is: tracking all the correspondence to and from the ACC.

Third: establishing an "Action Item Log" to track Home Owner complaints or work in progress issues that we have to deal with.

Fourth: we need to get a handle on individual lack of maintenance on several lots of this subdivision. He pointed out lot #30 as a prime example that has gone uncorrected way too long.

For the majority of Livingstone Home owners that give much in the way of time, effort and expense into keeping there property up, it is very annoying when just a few totally disregard the minimum maintenance standards found in our CC&Rs.

He expressed his desire to have at least three of these four issues completed by our next annual meeting.

#### New Business/ Homeowner Concerns

A homeowner on 45<sup>th</sup> Court was very upset over this maintenance issue. He stated that the owner of lot # 23, still has Christmas lights hanging from the gutters, garbage cans lined up in front of the garage door and the weeds are growing through the overgrown shrubbery.

With the exception of the Christmas lights, the same comments also apply to lot # 22.

He was disgusted that the Board has not been able to make any progress on lot # 30 after several years of complaining. Every one on his street looks right at lot # 30 every time they drive out. It has become very annoying.

A complaint about late evening noise was registered by a home owner on 45<sup>th</sup> st. She said kids are out after 10:00PM playing basket ball and other activities that cause too much noise at that hour of the night.

#### Adjournment

With the business of this meeting completed, the motion to adjourn this Annual Meeting was approved at 8:35PM.

### **ADENDUM TO THE MAY 14, 2012 ANNUAL MEETING MINUTES**

June 22,2012

#### **Treasurers Report**

A question was asked:

Post Office box rental in the amount of \$44.00 and Rent for \$70.00 what are they?

Jon has clarified these two items:

Rent is for the Pacific Cascade Middle School auditorium that we use for the Annual Meeting. We will change this heading on future Treasures Reports.

The post office box rent is \$44.00 a year.

There was also a question on Utilities and Water Expense:

Utilities are what we pay for the water on the two landscape sign locations and the locking and unlocking of the water valve. Locking this valve saves us minimum water meter charge for the 8 months when not being used.

Water Expense, is what it costs for the annual Water System Back Flow Test as required by the Water District. We will also re-label this item on next years Treasures report.

## **PRESIDENTS REPORT and NEW PRESIDENTS REPORT**

Both the past and the new Presidents called out the unacceptable maintenance to Lot 30. This issue had been tolerated for way to many years and both promised to work on this project this year.

It is a real pleasure to report that, after Jon's meeting with the owners of not only Lot 30, but also the other two problem Lots, 22 and 23, some real progress is now being made.

The Christmas lights have been taken down, the garbage cans are put away and a new lawn is being put in on lot 30. They are also trimming the trees and shrubs. We all appreciate and thank the owner's for there good work in resolving this on going issue.

At our May 29,2012 Board meeting, the Board voted unanimously to move ahead on re-organizing the organization and duties on this Board for a two year trial period.

Under this change, all requests for Architectural Control Committee forms will now be addressed to the Bard President. These requests will be logged in and given an individual file number prior to being forwarded off to the ACC.

As in the past, the ACC will review the request for compliance with there published standards. The ACC chairman will send there recommendation to either approve or deny or mitigation requirements back to the Board President.

The Board will review the ACC recommendations and either sign off on the request or return it to the ACC with recommendations for further review.

Under this plan, the Board will now be fully aware of what the Architectural Requests are active and approved.

The last item at the May 29 meeting was to form a committee to look into having a community Pot Luck gathering later this summer. Some long time residents remember doing this in past years.

