

June 5, 2013
2013 Annual Meeting Minutes for the Livingston
Home Owners Association

This Annual Meeting of the Livingston Home Owners Association (LHOA) was held at the Pacific Middle School Library. The meeting was called to order at 7:00PM by President Ron Odell.

AGENDA

Officer Reports
Committee Reports
Livingston Real Estate Market
Election of Officers
Scheduling of Annual Picnic/ BBQ
2013 Plans for Livingston Community Garage Sale
Discussion of proposed annexation into Issaquah
Home Owners comments and concerns

OFFICER REPORTS

President Ron Odell and Co-President & Treasurer Jon Campbell welcomed everyone to the meeting, especially the three new owners who have joined our community.

Ron asked for and received a motion to dispense with reading the 2012 Minutes. There is a supply of these Minutes available at this meeting and they have been posted on line for the past year.

Ron reminded every one who hasn't paid there 2013 dues, to do so. With the hard work of Jon and Jackie Campbell and the Landscape committee, we are able to save over \$4000.00 in service charges from just two years ago. This had much to do with the Boards ability to reduce dues from \$85.00 to the present \$50.00.

Ron thanked Jon for working with the individual home owners that were mentioned in last years Minutes to resolve each of those outstanding issues of lax landscape maintenance, Christmas lights up in May and garbage cans left by the road. In spite of numerous complaints from Home Owners, some of those issues had persisted for several years without resolution.

The Board removed several trees in the common area next to lot 20 which presented a real safety hazard to the adjacent home. In a storm a few years back, a similar tree blew over on to this house from that same area.

For the first time in several years, a Block Party was held last August 18th. Thanks to all of those who attended and to Jon and the Committee who helped set it up, cook the Hamburgers and hot dogs and clean up the area after every one went home. Ron thought that we had an excellent turn out and all had a great time. Jon Campbell, is going to be in charge again this year. We have talked about holding this picnic around the last two weekends in August. Please let Jon or any Board member know your thoughts and if you would prefer the Board to caterer (in lieu of cooking our own) this year. And yes, we do need volunteers to help.

The Board has received several requests to sponsor a community garage sale this summer. This was discussed and Ron agreed to be in charge of this event. It was agreed to hold this Garage Sale, Friday July 19th and Saturday July 20th. A community sale does not require that you participate, but if you have things to get rid of, this is the day to do it. Ron did advise that these things work best and are much easier if 3 or 4 neighbors team up and have all of there things at one place. Ron will post signs at the entrances and arrange for advertising on Craig's List and in the local paper.

Ron gave a brief report on the procedures that he started last year to reorganize and up date the organization chart and reporting relationships. His second issue was to set up procedures to track all correspondence to and from the Architectural Control Committee (ACC). This appears to be working very well. We are achieving very quick turnaround on ACC Request Forms.

Ron thanked the ACC members, Jamie Gunter, Dana Breeden, Don Sellers and Bob McCracken for the hard work that the Committee had done on the Livingston Color Pallet Book Easy to say, but this was a two year project with countless meetings. This book allows for much expedited handling of house painting color choice Ron did mention, that we have gone a year and a half without an ACC Chairperson. As a result, the Board voted to expand the duties of the Vice President position to include being the Chairperson of the ACC. This change will not only fill this on going ACC vacancy, but will do much to improve communication both ways between the Board and this Committee. So, who ever is elected tonight as Vice President will also be appointed to the ACC as Chairperson.

TREASURERS REPORT

Jon read through the Treasurers report for the period June 2012 to June 2013. (copy is attached to the minutes)

The hi-lights are:

We have a cash balance on hand of \$17,947.18 He also reminded every one to pay there 2013, \$50.00 dues. Jon was very pleased to report that we had collected 100% of the dues for 2012.

Jon asked Ron to look into our water bill of \$767.67 with the Sammamish Water District. This is for water to maintain the entrance sign to Livingston and the small area of the green belt. The water District has recently increased there rates and changed there policy toward meters that are shut off. He agreed to set up a meeting with the District and report back to the Board.

LIVINGSTON REAL ESTATE MARKET

Ron had asked his neighbor, Realtor Larry McIntosh, who has sold many homes in Livingston, to give a brief presentation on our local market.

Larry was happy to report that for the past year many homes in our community are receiving multiple offers, several have been much higher listing price. This has produced excellent prices that are now well above the previous market highs of 2006 thru 2007. Larry pointed out that all live in a very desirable community which, should continue to command high prices.

Ron thanked Larry for coming and reminded every one this is why it is so important to keep up with our general maintenance, painting and landscape of our homes. We all benefit even though our homes may not be on the market.

ELECTION OF OFFICERS

Ron asked for volunteers or nominations from the floor, for the position of Vice President/ACC chairperson and Secretary.

Jon Gunn was nominated to be VP and Kathy Sorensen volunteered to serve as Secretary. Both were elected unanimously. Congratulations to both John and Kathy. The Board is looking forward to working with these two new members.

ISSAQUAH ANNEXATION ISSUES

Every one was asked to pick up an available flyer printed by the city of Issaquah explaining the costs and benefits of annexation. It was pointed out that the Sammamish Water District had opposed this proposal. Both sides of this issue received general discussion. The Board did not make a specific recommendation. Ron did indicate that there are several sales tax advantages by being incorporated in lieu of our present status of being “unincorporated King County.

HOME OWNERS CONCERNS AND COMMENTS

A suggestion was received to post the colors in the Livingston Color Pallet Book on our web page so they are available to any one at any time.

Jon stated that this was an excellent idea and that we will request that our Web Master, Don Sellers take care of it. From this discussion, the Board wants to make it a goal, for this coming year, to completely up date this web page.

Complaints were received concerning sports equipment being left out in front yards and excessive noise late in the evening (after 10:00PM) from neighborhood kids out late playing.

Both Ron and Jon indicated that the Board will take these complaints under advisement. Ron thought that we may want to refer this issue to the ACC to come up with policy recommendation to the Board regarding sports equipment in yards.

The noise issue is already addressed in the existing CC&Rs.

Having no other business, a motion was passed to adjourn this General Meeting of the Livingston Home Owners Association at 8:37PM

Ron and Jon thanked every one for coming.

OFFICERS

President	Ron Odell*	206 399 4135	rnodell@yahoo.com
Vice president & ACC Chairman	John Gunn	425 392 7008	magutu@comcast.net
Treasurer	Jon Campbell*	425 557 6697	jonrcampbell@msn.com
Secretary	Kathy Sorensen	425 391 8723	k6sorensen@comcast.net

*Jon serves as President in Ron's absence

(3)

BOARD REMAINING TERMS

Ron Odell through 2014
John Gunn through 2015
Jon Campbell through 2013
Kathy Sorensen through 2016

ARCHITECTURAL COMMITTEE MEMBERS

John Gunn Chairman
Jamie Gunter
Dana Breeden
Don Sellers
Bob McCracken

WELCOME WAGON

Ed O'Shaughnessy
Jon & Jackie Campbell