

**Livingston Homeowners Association**  
**2014 Annual Meeting, Wednesday June 11**

**Meeting Minutes**

The 2014 LHOA Annual meeting was held at Pacific Cascade Middle School Library. The meeting was called to order at 7:00 pm by President Ron Odell.

**Agenda**

Officer Reports

Committee Reports

Election of Officers

Discussion on annual BBQ and Garage Sale

Livingston Real Estate Market

Homeowners Comments and Concerns

**Officer Reports**

Ron opened the meeting. A motion was made and approved to dispense with the reading of the 2013 meeting minutes. A copy of the minutes was available to all who attended the meeting and they are posted online for viewing.

Ron worked with the water department and was able to get the water meter on 'Tract A' classified as abandoned. The Homeowner's Association will no longer have to pay for the water meter and will get a refund of \$256.

The Board is looking to add lighting to the front entrance sign coming into the neighborhood from Hunters Ridge. This will also allow for holiday lighting at the entrance. After talking with a PSE engineer we have been told that there is no useable power to the vault by the entrance. It would be very expensive to add a transformer to make it useable. For now, there will be no lighting at the front entrance sign.

Kathy indicated that she has created a 'group' email to expedite communication to our homeowners. We are collecting emails from new homeowners to ensure everyone is included.

Based on the bylaws, owners are elected to the board and the board determines who will fill which role. The board has added an additional VP position. This will help to keep new members circulating in and provide homeowners an additional opportunity to serve the community.

One of the VP positions on the board will be the head of the Architectural Control Committee. Currently John Gunn is filling that role. Starting next year Architectural Control Committee members will have a 3 year term.

There are currently two open positions on the board. Jon Campbell's term is up and then an additional board member is needed to fill the new VP slot. Jon Campbell and Steve Reid were nominated and unanimously approved.

### **Architectural Control Committee**

John Gunn provided an update from the Architectural Control Committee. Over the last year they reviewed/approved 13 items: 6 for exterior paint, 3 roofs and other miscellaneous items.

### **Treasurer's Report**

Jon Campbell reviewed the Treasurer's report for the time period June, 2013 through June, 2014. We have a cash balance of \$19,659.02. Jon reminded everyone that dues for 2014 are due now. There are 2 lots which are delinquent for 2013 dues. Dues will remain at \$50/annually. This is substantially less than other HOA's. We are able to keep our dues low as Jon and Jackie Campbell have been maintaining the areas around our entrance signs. This has resulted in substantial savings to the HOA. If any homeowner is interested helping to maintain these areas, let Jon know.

### **Real Estate Update**

Larry McIntosh provided an overview of the real estate market. Our neighborhood continues to be a sought after location. There is little inventory available for the number of buyers. When homes do become available it usually will result in multiple offers being received. Our neighborhood continues to be a sought after location. We had several home sales during the past year. In most cases, multiple offers were received which resulted in bidding wars. The highest price paid for a home in Livingston to date is \$660,000.

### **General Discussion**

We will have a neighborhood barbecue again this year. Last year's barbecue was well received. The board will again be providing the food. It will be held on Labor Day, so please mark your calendars now. Additional information will be sent out as we get closer to the event.

Holding the annual garage sale in July was discussed. This has been put on hold pending interest from the homeowners.

There have been a few incidents recently where homeowners are experiencing excessive noise from neighbors in the late evening hours. There is nothing in our covenants that covers late night noise. If

you have a complaint regarding 'noise' please call the non-emergency number at the Sheriff's office. They do respond to noises complaints if there is no other emergency. The first option would be to discuss the issue with your neighbor. They may not be aware that they are bothering neighbors. For all, please be respectful of your neighbors after 10:00 in the evening.

Maintenance of all designated common areas is the responsibility of the homeowners association. It was noted that Issaquah has guidance regarding maintenance of common areas. The information will be forwarded to the board. Homeowners that live in the SE 44<sup>th</sup> Ct cul de sac expressed concerns regarding the ivy that is starting to take over portions of Tract 'B'. The ivy is also starting to climb up some tree trunks. Ivy is considered a 'weed' in King County. There was also some concerned raised about the health of some of the trees in both Tract A and Tract B. The board will look at having an arborist come in and look at both tracts to determine our next steps for maintenance.

Concerns were raised about the excessive speed on 246<sup>th</sup> Ave. Discussion followed regarding potential solutions. While we can ask our homeowners to be mindful of their speed for the safety of our neighborhood, the road is a pass through to Klahanie and Hunters Ridge. Will look at getting a 'speed indicator' sign.

There is a real issue with raccoons in the neighborhood. Potential solution for dealing with the problem is the use of cougar scat which can be obtained from the Cougar Mountain Zoo. It will deter raccoons as they will think a predator is in the vicinity.

**Reminders:**

For everyone's safety, please be mindful of your speed through the neighborhood.

Be considerate of neighbors by keeping noise levels down in the late evening hours.

Visit the Livingston Homeowners Association website. The website contains a list of your current board members, the covenants, submittal forms to the architectural control committee and meeting minutes. The web address is: [livingstonhomeownersassociation.com](http://livingstonhomeownersassociation.com)