

LOOMIS TRAIL HOME OWNERS ASSOCIATION

Board of Director's Meeting Minutes

January 18, 2010 4:30 pm

Attendees:

Bob McCoy
Ryan Barns
Fred Howell
Susan Thorpe

Absent:

Debi Sellinger

1. Ryan presented 2010 budget. Board approved budget and recommended that HOA accept it.
2. Board helped Bob prepare list of items for discussion at the Annual General Meeting to be held this Saturday.
3. Susan to make AGM reminders for the gates and mailboxes, encouraging people to vote.
4. Need to ask Lacey re: status of Halsey response from the Hearing held on Dec 18.
5. Meeting adjourned at 6:00 pm by Ryan,

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LOOMIS TRAIL HOMEOWNERS ASSOCIATION

ANNUAL GENERAL MEETING

LOCATION: Blaine Fire Station, Odell Rd. Blaine WA

DATE: Saturday January 23, 2010

TIME: 10:00 AM

BOARD MEMBERS IN ATTENDANCE: Bob McCoy, Fred Howell, Ryan Barnes, Susan Thorpe and Debi Sellinger

ALSO IN ATTENDANCE: Lacey Hulford, representing Windermere Management

Meeting was called to order at 10:00AM

• **Quorum**

A quorum was established of at least 51% represented. This was below the 67% needed to vote to waive the audit or to vote to approve the CC&R revisions.

• **Minutes**

Minutes of the 2009 Annual General Meeting were approved.

• **President's Report**

The association's president, Bob McCoy, gave a report on the past year's issues and accomplishments. He explained what has been done to attempt to recover lost revenue from delinquent owners who have not paid their dues and/or fines. There have been liens placed on properties of those with debts in excess of \$1,000 and notices have been sent out warning of legal action such as Small Claims Court. He spoke about the work that has gone into the revisions of the association's governing documents and the creation of the new ones: *Design Guidelines*, *Design Control Standards Application*, *Rules and Regulations* and *Fine Schedule*. Bob also explained that volunteers have done an annual clean up including the removal of the silt fence surrounding division 2 and the repair of a large hole in a common area tract in division 2.

• **Treasurer's Report**

Ryan Barnes, treasurer, reviewed the past year's budget and actuals and explained each item in detail. He explained that the HOA has never had a proper audit and recommended having one because it is required by state law to be done annually unless at least 67% of the membership votes to have it waived. The first audit will be more expensive because it would cover more than a year and go back to the beginning of the HOA's existence.

• **Presentation of Budget**

Ryan explained the proposed budget for 2010. He explained that the annual audit could be waived with a 67% vote which would save the estimated cost of \$6,000.

• **Presentation of Amended Declaration and By Laws**

Bob McCoy explained the need to have our governing documents revised to blend div. 1 and div. 2 together into one association as well as to clarify some items. Concern was expressed over the need to have a Construction Fund Deposit (CC&Rs 4.4.2) in view of difficult economic times. Bob explained the need to cover possible damages or non compliance issues during the course of construction and also explained that it is fully refundable and is common practice in other associations. The question was also

brought up that, because some items have been moved from the by laws to the CC&Rs, if the revisions to the By Laws passed but the CC&Rs didn't, there may be some items that would not be covered. Lacey explained that the Washington state law would still prevail.

- **Presentation of New Board Members**

Only five members volunteered to serve on the board of directors so no discussion was necessary.

- **New Business**

Debi explained that The Greens at Loomis Trail has been removed from Blaine's Urban Growth Area. This gives us the opportunity to apply, once again, to be annexed into Birch Bay Water and Sewer District's boundaries which would lower our water bills. We are currently paying 50% more for our water than we would if we were in the districts boundaries. Hermon Dew volunteered to look into this with help from Bob McCoy and Steve Thorpe.

Wolfgang Sellinger reported that Bob Lupul and Margo Frere are moving away and thanked them for all the work they have done for the community.

- **Voting**

2010 Budget: Passed. All in favor.

Amended Declaration and ByLaws: Not passed.

New Board members: Passed. New directors are: Ryan Barnes, Susan Thorpe, Ken Halsey, Victoria Wilhelmson and Larry Dutton.

Audit: No quorum for voting. The audit will be done.

Meeting adjourned at 11:40AM

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Loomis Trail HOA - Board of Directors
Meeting
February 8, 2010 5PM
Wilhelmsen Residence

In attendance: Victoria Wilhelmsen, Susan Thorpe, Ken Halsey, Ryan Barnes and Larry Dutton

Meeting called to Order @ 5:10 PM. Established a quorum and reviewed and approved HOA Board meeting minutes for January 25, 2010.

Treasurer - Budget/Audit issues - Ryan reported he was waiting for Lacy to get back to him regarding the budget question asked by Peter at the AGM. Budget was not discussed.

ARC/Landscaping – Victoria reviewed the mtg. minutes for the Feb. 3rd ARC meeting. Ryan asked what concerns the ARC committee had regarding the new Design Guidelines requiring a \$5000.00 Construction Fund Deposit. It was pointed out that the new deposit was not only in the Design Guidelines but was also in the proposed CC&R changes and those changes were not passed by a vote of the community. It was proposed we go back to the community and get their input on how best to protect the community from possible cost due to construction of a personal residence. Larry was going to come up with some ideas and get back to board.

CCR & Bylaws - Larry reported out on the Feb. 8th meeting with Peter and Debi. The recommendation from this mtg. was to reconstitute the CCR & Bylaws committee and see what can be done to get the needed changes in the CCR and Bylaws approved in a future vote. The board approved this recommendation.

Newsletter – upcoming issues – Susan reported the advertising revenues, as they stood, did not completely pay for the cost of the newsletter, \$100- \$200 short fall. Ryan made a motion there be a \$200.00 general budget allowance for the newsletter, it was seconded and passed. The last day to get an advertisement into this newsletter is Feb. 12th.

Maintenance – Ken had nothing to report at this time. Landscaping bids need to be addressed. It was also noted that gate 2 is still not allowing codes to open the gate. Ken asked someone to e-mail him Gil Harmit's phone number.

Protocol for non board members at Board Meetings - Victoria proposed we set 6 PM of the 3rd Monday of each month as a regular meeting time and communicate this via the web site so lot owners wanting to attend could but only for the specific purpose of observing. If someone made a specific request to address the board and it was approved in advance then they would be put on the agenda.

Next meeting March 15th 6 PM @ Victoria's.

New Business:

Web site updates?

Aaron Rockwell, Bob McCoy and Debi Sellinger will be asked to continue inputting updates for us.

Keeper of the keys?

Larry has a key for the control box at the gate and will make a couple more for those who would be willing to be a resource.

Old Business: The status of the Halsey's fence was addressed; the Board is waiting for the Halsey's to get back to the Board with their proposal and time line (Ken Halsey had left for a prior commitment and therefore appropriately not present for the discussion of his fence.)

Adjournment @ & 7 PM

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GREENS AT LOOMIS TRAIL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday March 12, 2010

Present:

Larry Dutton Susan Thorpe Ken Halsey
Victoria Wilhelmsen Ryan Barnes

Meeting called to order at 6:05 pm by Victoria.

Quorum was established 5/5 members in attendance.

Minutes from last meeting were approved by the Board.

Lot 8 Div 1: Motor home parked in road pullout on Castlerock Drive for some time now (> 2 weeks). Victoria to ask Lacey to contact owner and have it moved.

To avoid confusion next year with homeowner's dues and when they get paid, Board will ask Lacey to send coupon booklet in a separate mailout, all on its own.

Ryan will get individual account statements from Lacey on homeowners with Liens for Victoria. Board is considering if late fees should be waived for these people so that plans can be made for some payment of dues. Any payment would be beneficial at this point. BOD is considering have Lacey write up a letter proposing this one-time offer.

Lot #24 Div 2: Minor shrub changes to landscape plan. Board approved change to plan.

Lot #25 Div 2: New building plans require approval. However we are going to wait until Victoria contacts Attorney Hugh Lewis to see if we have the right to ask for deposit on new home construction given the fact that the new CC&R's weren't passed at AGM.

Lot #4 Div 1 (New home construction): There was a change in plan for the front door. Copper-embossed front door reluctantly approved by BOD even though the majority of Board does not think the style is consistent with that of the rest of the

architecture in the community. Larry noticed this new home is showing inconsistencies with the original plan; therefore, the BOD has agreed to meet at this lot tomorrow at 5:00 pm to look at the house and compare with the original plans. Also, BOD will ask to have Lot #4 impervious calculations provided by a licensed engineer prior to giving approval for driveway modifications. See section 9.2.5 of the CC&R's.

Maintenance Report: Ken noted that the Gate #2 problem has been fixed. A new motherboard and communication board were installed at a cost of approx. \$1300.00. This money will come out of the budgeted money assigned to sidewalk repair.

CC&R and Bylaws Committee Report – Larry reported that he is having a meeting with Barbara Anderson, Debi Sellinger, Jeanne Halsey, and Peter Wilhelmsen to revisit the proposed changes to the CC&R's.

Newsletter Committee Report – Susan reported that the March HOA Newsletter is getting mailed out by this week and posted on the website. Next newsletter will be the April/May/June newsletter.

New Business:

Board decided there's not much they can do with complaints about someone's cats roaming around in neighbors' yards and leaving behind their mess. Suggestion was made to include something in the newsletter for people to keep control of their pets at all times. Susan will get this into the newsletter.

Question at last meeting was how much money needs to be in the Reserve Account to look after future road re-surfacing? Larry looked into this question and determined that, with our road network (1 mile) needing resurfacing in 30 years time, there needs to be an extra \$10,000/year put into the reserve account to pay for the cost of resurfacing.

For May meeting discussion: Services provided by Windermere and are we getting the value for our dollar.

Next meeting to be held third Monday of the month: Monday, April 19th 6:00 pm

Meeting adjourned by Larry 8:35 pm.