

Oakview Heights Homeowner's Association

Annual Meeting Minutes

Saturday, May 14, 2011

Roy Community Center

The 2011 Annual Meeting of the Oakview Homeowners Association was held at the Roy Community Center in Roy, WA on May 14, 2011. A quorum of 27 was needed. A quorum was established with 14 members in attendance and 14 by proxy. The meeting called to order at 1:05 p.m.

2010 Annual Meeting Minutes

A motion was made, seconded, and approved to accept the minutes as written.

Treasurer's Report

Bill reviewed the 2010 financial report and noted:

- Landscape costs were higher than average because the community removed several trees from a common area.
 - Insurance rates are high due because of the railroad crossing liability. A new D&O policy is being explored that may reduce rates.
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Year in Review

- A new collection policy was adopted by the board. It will be mailed to all homeowners with the 2011 assessment billing.
 - There are ongoing issues with vandals in the community. Owners should call 911 if they see suspicious activity.
 - Additional street lights at the entrance may deter vandalism. PSE may install them for free.
 - Washington State passed a bill that requires HOA's to do reserve studies. This is to ensure that there are sufficient funds allocated yearly to reserves for the replacement of common elements with a life expectancy.
 - The 2011-2012 Assessment will be \$250.00. A letter was mailed to the community on July 10, 2010 addressing the need for an assessment increase and announcing a special meeting on November 9, 2010. The assessment was discussed at the special meeting and the new assessment was adopted at the next board meeting.
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Election of the 2012 Board

Nominations were: Bill Llewellyn, Bill Steinborn, Laurie Shackel, and Angela Vendetti The following were elected by majority vote: Bill Llewellyn, Laurie Shackel, and Angela Vendetti.

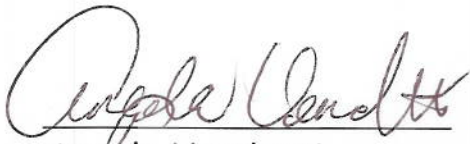
2011 Operating Budget

The 2011 Operating Budget was ratified and will take the Association through the remainder of the year. It includes an allocation for a Reserve Study Kit and installation of additional street lighting at the entrance.

Other Business/Open Owners Forum

- Pets are an ongoing issue. Owners are reminded that dogs must be licensed. Roaming pets are also in violation of CC&R's. One goal for the board is to adopt an enforcement policy that would penalize owners who chronically violate CC&R's. Pets roaming will be one enforcement issue to look at.
- Some residents use excessive speeds in the community. Because the roads are privately owned, the community may be able to enforce speed limits. This is another enforcement issue to look into as a policy is adopted.
- Two drains are not collecting water because of improper engineering. When the roads are repaved, sometime in the future, this can be corrected. It will not be immediate.
- An owner suggested that all owners carry a tube of sand in their trunk to help in icy weather. One owner mentioned she appreciated the de-icing this year.
- Ray Bourne will replace the backflow assembly before the end of May.
- Ray Bourne volunteered to fix the broken fence if the Association purchases materials.
- Laurie Shackles' husband will reset a speed limit sign that was knocked over.
- Several residents complained about the light over the monument not working. They stated that the corner and front entrance were very dark and it was difficult to locate the entrance when driving.

The meeting was adjourned at 2:55 p.m.



Angela Vendatti
OHHA Secretary



William Llewellyn
OHHA President