

Roosevelt Ridge Homeowners Association annual meeting 3/24/2010

Meeting called to order by Pat B. at 7pm.

Greeting, introduction of Board of Directors, brief outline of meeting, and all HO's asked if they had voted on new board members.

Minutes from 2009 annual meeting read and accepted, treasure report read and accepted.

Introduction of HO's present.

Committee reports:

ACC Committee: Megan read a brief statement of what the ACC committee does the guidelines they follow and what a HO can expect from the committee. Included was a reminder to all HO's to send an email to Chris Delone for any construction, painting, fences, etc that might be planned. The committee is committed to getting a response to the HO within a few days.

The ACC has determined that there will be two (2) community cleanups done this year. The first is scheduled for Saturday May 1st, starting at 9am to approx. 12pm. Food and drinks will be provided by the HOA. A flyer will be sent to all HO's with details.

The ACC committee is looking for 2 to 3 new board members, any interested person should contact the BOD's.

Question: What criteria does the ACC use to decide if a request is approved? The ACC uses the same covenants that all HO's were given when they purchased their homes. If there are any questions or a HO does not agree with the ACC's decision, the matter can be brought to the BOD, who also uses the covenants to make the final determination.

Social Committee: Heather spoke for the committee; The community Easter celebration will be held on Saturday April 3rd and will continue to be held the Saturday before Easter Sunday. The party will be held in the large grassy area behind the mailboxes between lots 4 and 5, starting around 12:30, with an appearance of the Easter bunny and a BBQ afterwards. Bring your own meat, eating utensils and a dish to share. There will be tents, tables and grills to use and a prize for the best shared dish.

The committee is planning on doing another community garage sale this summer but has decided to not have a community 4th of July celebration. The 4th of July celebration did not have a very good turn out and after talking with HO's it was determined that many people felt this was not something they would attend.

Question: If there would be live bunnies at the Easter celebration this year. HO felt that the bunnies were not being watched closely enough and there was a potential for children to hurt them, also a concern about proper cleaning of children's hands after handling the bunnies. Heather said that

they had planned on the bunnies but she would talk with the other members to see if they had any of the same concerns and then decide what actions to take.

Security Committee: Dave spoke for the committee; regarding last year's decision to have "Neighborhood watch" signs made and placed in the community along with "fake" security cameras. Yes, the signs did get made and, as most everyone is aware, a couple of the signs were vandalized within a short time of being put up. Consequently, a Snohomish county representative was in the neighborhood and noticed the signs. The board was notified by the county that the signs were placed within the county right of way and would need to be removed. Dave contacted the county and found out the guidelines regarding proper placement of the signs. The signs with the cameras will be replaced later this spring. Also discussed were the "children at play" signs, these are not allowed by the county anywhere in the neighborhood due to liability issues.

Regarding suspicious activity in the neighborhood, although the members of the safety committee do confront those people that they feel are suspicious and are willing to look into activity that seems suspicious; any HO that sees anything they feel is not right should call the authorities, even if they don't respond in a timely manner, they do document where calls are coming in from and will increase patrols in areas when they feel it is needed.

Question: What about the native growth area with the pond? Is anyone allowed to use this area? This area is not owned or maintained by the HOA, however Dave reiterated, if anyone sees something or someone suspicious, contact the authorities.

Dave next spoke on the Monroe Planning Board meeting he recently attended regarding the boards plans to change the zoning of the areas around our community to allow 5 to 7 homes per acre rather than the 3 to 5 it is now. The proposed change will increase car traffic by an estimated 7000 cars per day at the 179th / Highway 2 interchange. These proposed changes can only take effect if our area is annexed into Monroe city limits.

Question: If we are annexed, will we be forced to connect to city sewers? No, only if your septic system fails.

Dave conclude by saying that he strongly believes that the all HO's need to attend the Monroe planning board meetings and continue to voice our concerns regarding the proposed change to the zoning.

Pat B then noted that all of the committees are looking for new members and any interested persons should let the BOD know of their interest.

The floor was then opened for general questions:

Question: What plans does the BOD have in place for sending out notices or announcements for issues regarding the community as a whole? And what about meeting notes for those HO's that were not able to attend tonight's meeting? Notices for violations and general community functions are posted on the HO's doors. At this time the HOA does not have a web site but

there is a Face Book page set up for the community. The BOD will discuss putting meeting notes on the Face Book page or getting a web site created.

Question: What is happening with the Rose Park development? The security committee continues to monitor the area and ask people to leave. Dave has spoke with the land owner and he is going to continue to keep the property and has a firm price that he will sell the lots at. He would prefer to sell them all to one person/company and at this time does not plan on putting up any duplexes.

Question: A HO recently had a “parking violation” placed on their car because it was parked in the designated walkway. Dave pointed out that this was not done by anyone on the safety committee nor did/does the BOD allow anything of this sort. The county has designated that walkway area and placed the signs stating that parking is not allowed. The HOA / BOD has no control over this.

Question: Regarding area behind mailboxes between lots 4 and 5, what are the plans for this area? The BOD has decided to continue to maintain the area that has been cut back and since the area is actually a PUD right of way, we are required to maintain the area so that no growth goes higher than 20 feet. If we do not maintain it, PUD can clear it and charge the HOA for the cost of the clearing. As for the rest of the area, the ACC committee has been charged with coming up with a plan.

After the question session, Pat B announced that Dave was leaving the BOD and presented him with a plaque thanking him for his service. Dave noted that his leaving was due to personal issues and had nothing to do with the board itself. He also noted that he would continue to be on the safety committee and would even consider being on the board again in the future.

Pat B. then announced the three (3) new board members that were voted in by the HO's. These new board members will serve a three (3) year term.

New board members are: Derrick Brice lot 40, Kirby Duncan lot 43, and Sara Redfield lot 32.

She also noted that her term would be up next year so there would be one (1) position open next year.

Meeting was adjourned at 8:30pm.

Next BOD meeting to be held at Pat B's house Monday April 12th, 7pm.