

July 25, 2011 Board Meeting

Meeting called to order at 7:00 pm.

In attendance were: Kirby Duncan, Derick Brice, Pat Bauccio and Sara Redfield

Minutes from June 13, 2011 meeting read and accepted.

Treasurer report: No deposits were received since the last meeting. There was one withdrawal of \$619.02 to All Weather Landscape.

The Amendment to the Declaration (regarding the arbitration clause) was recorded on June 9, 2011 and is now part of the Association's official bylaws.

Architectural Control Committee

Amy and Megan completed a drive through but the Board has not received a report from the ACC on the results of the drive through. Derick will follow up on obtaining this from the ACC. The ACC has not held any meetings in the last month.

A complaint was recently received by the ACC regarding the encroachment onto Tract 996, which is owned by the Association, by non-Roosevelt Ridge lots 12 and 13 off of 178th. Kirby spoke with the owners of Lot 9. Both of the non-Roosevelt Ridge lots have chain link fences installed on their property lines, however, both residents are encroaching onto our tract either by planting or by cutting down trees and even burning debris and/or clearing on the tract. The owner of non-Roosevelt Ridge lot 13 threatened one of the children of Roosevelt Ridge with a metal pipe. Kirby advised the owners to contact the police immediately if there are any other future confrontations with the non-Roosevelt Ridge lot owner. According to Kirby the encroachment is obvious. The Board agreed to engage Tom Adams to write a trespassing letter to the non-Roosevelt Ridge lots 12 and 13.

Kirby also received an email regarding concerns about the planned maintenance for the PSE easement. Kirby addressed this by explaining that the Board has agreed to maintain the easement and will be doing so going forward as soon as we have a contract in place with the landscaper.

Landscape Maintenance

Pat is working to obtain a new contract with All Weather Landscape. Rogelio's dad was ill and he had to travel to Mexico so was not able to come out last month. The new contract would include the following maintenance:

1. Drainage ditch behind lots 31-33 to be maintained 3 times a year in May, July and October
2. Mailbox area on small side and sign area on small side to be maintained monthly from April through October and 1 time during the winter
3. Retention ponds on both sides to be maintained 2 times a year in May and October
4. Walkway to retention pond on small side to be maintained 3 times a year in May, July and October
5. Drainage ditch behind the mailboxes on the small side to be maintained 3 times a year in May, July and October
6. Signs on large side, Easter egg hunt area and very front portion of the PSE easement to be maintained monthly from April through October and 1 time during the winter
7. PSE easement to be cleared in its entirety and then maintained monthly as recommended by the landscaper as it would be less expensive to maintain it frequently than once a year
8. Drive/walk to the retention pond on the large side to be maintained 3 times a year in May, July and October

9. Behind and around the barricade at the end of 125th as the brush gets out of control and grows onto the street. This would be maintained 3 times a year in May, July and October

Pat is going to contact the County regarding having them mow the shoulders of the street between the 2 sides more frequently to keep the brush from growing on to the walkway. The pothole on the small side was fixed by the County. Pat will also followup with the cistern cleaning and getting on the County's schedule for that maintenance.

Schedule of Fines

Sara completed a list of potential violations from the CC&R's and attempted to categorize the violations as Major, Moderate and Minor. After discussing, the Board decided that it is not going to be feasible to categorize the violations in this manner because a "minor" violation could easily become a "major" violation and vice versa. Each violation is going to have to be evaluated separately because each violation comes with its own set of circumstances and locking violations into categories will lock the Board into what could be inappropriate fines for the violation. The Board is still in agreement that the fine should be up to \$50 per day. Kirby is going to revise the Schedule of Fines. The Board discussed the necessity of an intention Statement so that the community as well as future boards are clear as to the intention of the fines. Derick is going to draft this statement. The Board also discussed putting together a FAQ document and each board member is tasked with coming up with questions and answers for that. Once the Board has the package together, it will submit it to the ACC for review and if the ACC approves, the Board will then submit the package to the community.

Safety and Security

Sara found a brochure about building and strengthening disaster readiness among neighbors. She is going to write a new blog post on this topic. Pat is going to get in touch with individuals at the Snohomish County Emergency Management and discuss arranging a speaker to come out and speak at a community meeting on the topic of disaster preparedness.

Social Committee

Two welcoming baskets were delivered to new homeowners.

Tasks

Pat:

1. Call County re road maintenance between sides
2. Call contact re cisterns
3. Draft FAQ's for Schedule of Fines packet
4. Call contact at emergency management re community meeting
5. Finalize landscape contract

Sara:

1. Draft FAQ's for Schedule of Fines packet
2. Renew Secretary of State Filing
3. Draft meeting minutes and post June minutes to website
4. Post disaster preparedness information to website
5. Make copies of plat

Kirby:

1. Draft FAQ's for Schedule of Fines packet
2. Revise Schedule of Fines
3. Engage Tom Adams re encroachment issue

Derick:

1. Draft FAQ's for Schedule of Fines packet

2. Draft intention statement for Schedule of Fines packet
3. Contact ACC re drive through report

Meeting adjourned at 9:15 pm. Next meeting is on August 8, 2011 at 7:00 pm at Pat's house.