

August 8, 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 July 25, 2011 meeting were read and accepted.

Treasurer Report

The following withdrawals were made since the last meeting:

1. \$37.50 to Heather D. for welcoming baskets
2. \$2,172 to All Weather Landscape for the cleanup of the two retention ponds
3. \$619.02 to All Weather Landscape for monthly landscape cost
4. \$10.00 to Sara Redfield for the renewal of the Association's corporation status with the Washington Secretary of State

Landscape Maintenance

All Weather Landscape will be clearing the remaining portion of the PSE easement by October. Pat estimates that this will cost \$5,000-6,000. The Board discussed possibly paying for a rental of a brush hog for the landscapers to use as this could cut the cost of manual labor to clear the easement. Pat will also check with Bob Golden about the brush hog rental as he rents one for himself as well as to see if he would be interested in clearing it for less. After the remaining portion of the easement is cleared, it would be maintained 3 times a year.

Architectural Control Committee

Derick has not received a response from the ACC regarding their report on the drive through. The newly acquired RV that was unscreened on the small side is now in compliance and screened by a fence. The remaining gravel driveway on the small side is also in the process of being remedied, a year ahead of the timeline given to the homeowner.

Tom Adams was retained and sent out two trespassing letters to non-Roosevelt Ridge lots 12 and 13 for encroachment onto Tract 996, which is owned by the Association and has been in contact with one of the encroaching lot owners. We will be receiving an invoice from him in the future for his work on this issue.

Schedule of Fines

The Intent Statement drafted by Derick was reviewed and revised. Kirby will make revisions to the Proposed Amendment to Bylaws so it is cohesive with the Intent Statement. The FAQ draft was reviewed and revised. Once all three of these documents are finalized, the Board will forward them to the ACC for review, along with the Board's attempt to categorize each violation. The Board will then meet with the ACC during the September meeting at 8:00 pm to discuss the proposal with the ACC.

Reserve Study

The Board needs to see what the final landscape contract will look like as this is the biggest expenditure for the Association prior to drafting the reserve study. It was agreed to table this discussion until October.

Tasks

Pat:

1. Look into missing caps to the stone portion of the sign on the large side

2. Contact insurance company for information needed for the reserve study
3. Call County re road maintenance between sides
4. Call contact re cisterns
5. Call contact re emergency management re community meeting
6. Finalize landscape contract

Sara:

1. Email response to Mr. Hale's email
2. Post July meeting minutes to the website
3. Draft August meeting minutes

Kirby:

1. Forward Mr. Hale's email to Tom Adams
2. Revise Proposed Amendment to Bylaws
3. Revise FAQ's

Derick:

1. Revise Intent Statement
2. Invite ACC to September meeting

Meeting adjourned at 9:30 pm. Next meeting is on September 12, 2011 at 7:00 pm at Pat's house.