

January 18, 2006 Annual Home Owner's Meeting Recap

In attendance:

Arnie Alger, Brad Gibbs, Dave Coulter, Fred Caponigro, Laurie Stroud, Jason & Ann Rosauer, Lon Wiese, Bruce Bench, Leanne Board, Steve Doerrer, Wendy French, Liz Gruber, Brad & Stacy Heintz, Mike Hunter, Lisa Sentman,

The 2006 HOA meeting was held at Discovery Elementary from 7-8:45 on January 18.

President's Report

Dave Coulter presented the President's report which focused on the Board's goal to produce an overall 3-5 year plan with actionable tasks for each of the Board members and the Standing Committees. To aide the Board in planning, a Pulse Survey was emailed on January 7th to the 43 home owners that have a listed email address. Through January 18th, we have received 16 responses.

It was noted by Liz Gruber and Lisa Sentman, that depending on how individual email accounts were set up, that it was possible that the group email ended up as spam and the attached survey would undoubtedly end up in the trash. Jason Rosauer suggested resending "blind copying" the membership to get around the distribution list limits imposed by some internet providers, spam filters. Dave Coulter asked if the email communication approach was a desired method for the Board to communicate with the association and the consensus of those present was, yes.

Treasurer's Report

Arnie Alger presented a review of our 2005 actual expenses and the 2006 budget. A recap of the HOA's finances is available on the financial page of this website. The HOA dues invoices for 2006 will be delivered by the end of January and will be due by the end of February. The 2006 dues are \$250.

Standing Committee Reports

Landscape/Website – Dave Coulter

It was noted by several members, that increased attention should be given by our landscape maintenance vendor, Highridge, to the north fence line off of 212th and the third cul-de-sac "common area". The Board noted that the third cul-de-sac area was actually not a common area per se as the City of Sammamish inherited the land from King County, (Buchan's intent was for there to be a mini park established at that location). Dave Coulter, stated that he would have Highridge review what they were currently maintaining and direct them to put effort in both the third cul de sac and the north fence line.

The center island rhododendrons were discussed and the consensus of those present was that a suitable more easily maintained hedge should be developed for that area with the understanding that a special assessment would not be required to remove and replace what was currently there.

The website was discussed. Over the last 12 months there have been an average of 23 visits per month. That doesn't sound all that impressive, however there are only 44 owners with their emails listed and only 57 homes in the development so 23/44 or 23/57 isn't so bad. The consensus of those present was that the website was a valuable community resource.

Architecture – Brad Gibbs

Brad discussed the work that the ACC performs and types of common complaints that the committee hears. Brad noted that through the use of email and the website for documents and guidelines that the average turn around time for the review of a Home Owners request was approximately two weeks and that in almost all cases that if the guidelines were followed that the request would be approved by the committee. It was noted that all five members of the ACC were in attendance at the HOA meeting.

Infrastructure – Laurie Stroud

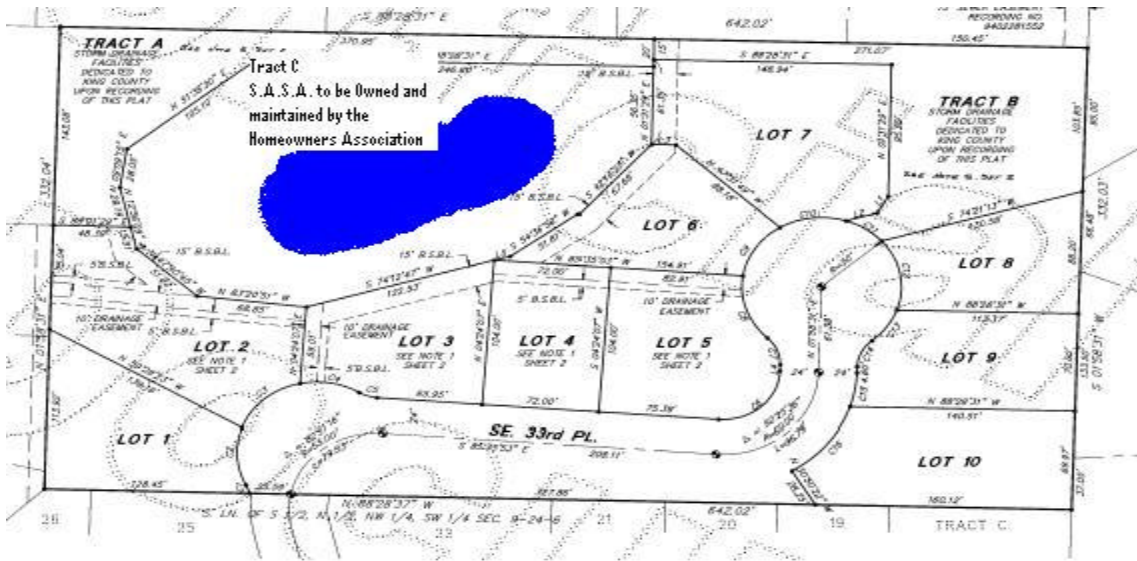
Laurie informed those present that the Board had retained an Attorney, Phil Obrecht to review and file the approved changes to the CC&R's as well as be a resource to answer interpretative questions of the CC&R's

Laurie then reviewed the pulse survey and current result counts.

The first question listed on the pulse survey :*“Should the HOA investigate the possibility of an access path through the middle cul-de-sac retention pond to the Quail pond? Currently there is no neighborhood access and the City of Sammamish has stated that the Quail pond belongs to and in general should be maintained by the HOA.”* Generated a great deal of discussion. . It sounded a bit like an East Lake Sammamish trail hearing.

There was some confusion as to where or what the Quail pond is, who owns the land, who is responsible for the land and what value having a trail to the pond would provide. There were also several concerns raised about the ecological viability of a trail, the potential liability associated with a trail and the potential negative impacts to the home owners whose homes back to the pond by community access.

The Quail pond is a natural wetlands pond located along the Northern border of our community roughly located between the retention pond off of 213th Place SE (Tract A) and lot 7. The pond has no public access and as you can see from the diagram below is accessible to lots 2, 3, 4, 6 and 7. The pond area is a sensitive tract and has only a limited ability to be used in any fashion. Currently there is a City easement and access pathway along the northern border of the tract to provide walking access from the retention ponds located in tract A and tract B to City/County employees and contractors. Access to the City/County is via either of the keyed entries at the retention pond gates.



The land is owned by the Home Owners Association and any implied or real liability is the responsibility of the HOA.

Up until last year, The Board was under the impression that the City/County owned and was responsible for the Quail Pond tract, much like all the other retention type ponds. About a year or so ago a Home owner, whose home backs to the pond, contacted the Board with concerns about the potential for flood damage to her home from the pond and the potential for damage from the native trees in the tract should they happen to fall onto her home. A review by the Board and the Homeowner turned up the fact that we the HOA are the Owners of the land and are therefore responsible for its maintenance.

The Board approached the City to enquire whether the City had any desire to take over ownership of the sensitive tract area as we felt constrained by our responsibility for the land but seemingly have no control over it because of the sensitive tract designation and lack of community access. The City, stated at that time they did not have an interest or plan to acquire sensitive tract areas such as the one in our neighborhood.

The Board is looking into whether our current HOA Insurance covers the liability of the pond area, if it doesn't, it would seem prudent to ensure that we have adequate insurance coverage to protect the HOA should a claim arise. It should be noted that the Northern perimeter of the Quail Pond area is accessible to a few homes that do not belong to our HOA and there is not a community fence to prevent entry.

The Board is not advocating for nor does it have a position on whether the trail (or any other survey question) should be affirmed and considered for further review and even if 57 of 57 Home Owners desired the Trail it might not be allowed by the City or be financially viable.

For the current survey results and questions, please see the Survey web page.

Social Committee

Fred Caponigro thanked Liz Gruber for all the work and effort she invested into making our first annual Block Party into a great success and promised that we would provide more help this coming year. Fred also stated that as Liz did pretty much everything to plan, procure and produce the Block Party, that anything we did to help this coming year could be considered an improvement.

Fred discussed the desire to have a Community garage sale in the Spring and promised to come up with the details in the near future. Look for information about the Spring Garage Sale on the Social web page and in upcoming emails.

Safety Committee

Arnie Alger discussed the wealth of possibilities for Community tie-ins yielding increased safety awareness. Possibilities discussed ranged from Block Watch to Identity theft to Disaster preparedness. All that was missing was for volunteers to sit on the committee to help generate a plan to use some of the many possibilities that Arnie presented to enhance our Community.