

# Cooper Crest

## Homeowners Association

2208 Cooper Crest Place N. W.  
www.coopercrest.com

Olympia, WA 98502

November 10, 2015

### Board Meeting Minutes

Board meeting present: Sal Munoz, Chris Nguyen, Richard deRosset, Michael Johnston

Meeting called to order at 6:15. Sal began with a review of the agenda:

1. Michael Johnston reported a quorum had been established for the annual election with 45 ballots received. Thank you to Scott Thalhamer for going door to door to collect many ballots.
2. Chris Nguyen presented the operational budget for 2015, current through September 30. We are operating within the budget. He pointed out the hot summer increased the water bill by \$1,500 over projections. He then presented the 2016 operational budget and noted the increase in the allocation for water based on this summer's consumption.
3. Richard deRosset opened the discussion about management companies which had been introduced in this year's president's message to homeowners. Vantage Community Management was interviewed November 3rd and offered some promising services in a three tiered service offering: accounting services, accounting plus service, and full service. The prices for each tier range approximately from \$40 to \$120 per year per lot. We will discuss such services over the next year, 2016, with possible movement to a management company in 2017, raising the dues to pay for the expense beginning in 2017.
4. Sal Munoz opened the discussion about the expected discussion about the raising of chickens which is prohibited by our CC&Rs. The board's role is to enforce the CC&Rs and thus we do not approve of the efforts by some to violate this provision. The downsides of raising chickens in a high density neighborhood was brought out: rat infestation, attraction of predators, unsightly chicken coops, noise, odors. Does raising of chickens enhance property values in any way? We will inquire of real estate community.
5. Sal discussed the intention of a stronger enforcement of front yard maintenance for 2016. Scott Thalhamer reported that in his canvassing of the neighborhood, most he interviewed wished for better looking neighborhood, consistent with the board's intentions. Better curb appeal will enhance property values. This led to a request by Sal to all to get more involved with reporting infractions to him via email with photos attached.
6. Crime prevention: We will remind owners to lock cars in driveways or on the street, close garage doors when not present, post no soliciting signs to reduce theft, etc.
7. It was agreed to move \$45k from checking to savings to earn a little interest on our money.