

COOPER CREST HOMEOWNERS ASSOCIATION BOARD MEETING

April 30, 2016 11:00 a.m.

MINUTES

Board members present: Sal Munoz, Richard deRosset, Chris Nguyen  
Attendees: Mukesh Bhatt, Rachel Dillingham

Meeting called to order at 11 am by president Sal Munoz

1. Pettit Property Management introduction and comments: Rachel Dillingham spoke at length to the board about Pettit Property Management, assuring the board that clients will be in compliance with Cooper Crest CCRs. They currently manage three units. The company has a form to be delivered to the board via email which provides information about tenants. Rachel has met the Kochrians and read the background papers. She concluded that 'it is time for you to get paid' referring to the Kochrian and Messenger fines. She stated the company will act as attorney in fact for all their properties and will also deliver that statement in writing to the board. Sal pointed out that all the rules (CCRs, good neighbor policy, etc.) can be found on our web site, [www.coopercrest.com](http://www.coopercrest.com).

2. Enforcement of Liens / Collections activity: sent out 4 letter to those owing > \$400. Pay or we will garnish wages. Howell is in process of paying. Geitz not paying dues. Tabbitt has paid. Tiede is still a mystery. But close (>90%) to getting all dues.

3. Amending CCRs discussion, attorney advice: received two page letter from our attorney Mary Strickler about changing CCRs. No Washington cases on amending CCRs. Letter provided amendment procedure but needs decision on what percentage necessary to approve any amendment. Board decided 75%, falling in the 67 - 80% range suggested by Strickler. Next step: send out language for amending CCRs to be voted on, vote for amendment procedure which will require 105 out of 140 yes votes (75%). Probably involve door to door canvassing. If unable to get required numbers, CCRs will remain as is with no amend-

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ment procedure. In any case CCRs will be enforced, including the provision against raising of poultry in the neighborhood.

4. **Revise Fine Policy:** The board reviewed a revised fine policy edited by Rusty Horton (fines committee). The changes were primarily in the timing of notices, amount of fines, and requirement by homeowners and tenants to provide accurate email addresses. Sal said the email requirement was too difficult to enforce. Final draft for signature will follow.

6. **Transition to Mgmt Co. for HOA:** since there appears to be no successors to the board (no willing and fit volunteers) the HOA will begin transition to a management company. Vantage Community Management was vetted in October 2015 and seems a good fit for our community. Richard will call them next week to initiate transfer which will begin January 1, 2017, in a phased approach beginning with accounting services. This will require a dues increase to cover costs of Vantage. Richard will inquire about payment plans. The board will notify homeowners by mid year of this plan.

7. **Communication with renters, revise procedure:** because notifying renters (a courtesy) is cumbersome and ineffective, board will drop this line of communication and go directly to the homeowner (or property management company as Pettit).

8. **Irrigation system update:** system is 90% ready. Some controllers are still not working. Some leaks have been detected and repaired. Water is on and system is working for the most part. Repairs should be completed by next week.

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9. Other matters from the Directors: the case of Negrete parking violation discussed in detail. Saul Negrete came to each board member's house to present a letter rebutting HOA fine. Negater failed to realize the repeat violations clause in fine policy. Board decided to offer compromise: \$50 fine and good emails for all Negrete house members or original fine stands.

Meeting adjourned at 1:30 pm