

Cooper Crest

Homeowners Association

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

Olympia, WA 98502

Cooper Crest Homeowners' Annual Meeting
Marshall Middle School
December 2, 2014 7 P.M.
MINUTES

Board members present: Sal Munoz, Richard deRosset, Chris Nguyen (late arrival)

Homeowners present: Joe Heikenfeld, Scott Thalhamer, Lindsey Hulet, Velmungan Viswanathan, Svithar Kaliyapenumal, Russel Horton, David Warwick, Jim Baker, Marsha Bhatt, Robert Dydk, Shannon Mattson, Jody Chipman, Saul & Jodi Negrete, Rachel Rutherford, Lisa & Daryl Rodrigues, Sudhakar Bharhdwat, Chris Cunningham

Meeting called to order 7 p.m. by President Sal Munoz.

1. Election results. Note enough ballots at the beginning of the meeting. Rusty Horton (Nominating committee) asked for nominations other than those on the ballot, Richard deRosset and Chris Nguyen. No further nominations. Nominations closed .(See below)
2. SVPAs. Sloped areas behind Cooper Crest Street properties. Asking homeowners to take better care of them. They can get rather overgrown, full of weeds and unsightly. At least they should be trimmed. The Board will continue to urge owners to keep these areas maintained. Also using a matching grant program with the city to help these areas look better, and lower maintenance. It was asked if owners could we have gardens on these areas? The Bd will consider—it has merit (with homeowners approval).
3. Status of tree litigation. Branbar vs Coopercrest HOA. We hired an arborist/ tree company to look at the trees behind Crestwood Place. He recommended that some trees were diseased and should be taken down because storm activity could bring them down on houses belonging to our residents. We agreed that before work was to proceed that the tree cutters would contact Sal who would supervise how far they would go. That did not happen. We made the mistake of assuming that all the trees along that side of the development belonged to our buffer zone which surrounds three of our four sides. After the work was done we received a letter from Branbar's lawyers saying we had cut down trees belonging to them. Cutting down trees is a serious offense. We settled the matter with our insurance company paying \$55,000 for the timber trespassing. Eventually Branbar cut down all the trees alongside the homes bordering Crestwood Pl. anyway.
4. Review of common rules. We continue to have parking issues due to design of development. We try to enforce parking across the sidewalk or across the apron (between street and sidewalk). Homeowners need to ensure guests are parking properly. Here we give two warning letters before a fine goes out. These rules benefit the entire community. Scott Thalhamer brought up loud muffler issue. Loud mufflers are a community nuisance and a violation of our CC&Rs and the Bd is taking steps to address this. We want homeowners to maintain their lawns more diligently going forward so we will encourage owners to do a better of job of

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grooming lawns. SVPAs will also get more attention from the HOA. As a general rule we all benefit from improved appearance of the community.

5. More flowers next year. Hopefully you will see more blooms next year around the base of trees from the plantings this fall. Possibility of placing flower baskets on light standards. Ongoing maintenance concerns. Homeowners could apply to take responsibility for the baskets in front of their houses.
6. Irrigation system. Some more “zeroscaping” was done to reduce dependance on irrigation along CC Dr and Crestwood Pl. This is an ongoing program.
7. Ponds. Need to ask city if there is anything we are required to do about maintenance. Otherwise, the are functioning as they should according expert we have consulted.
8. Noxious weeds. The county comes by yearly to tell us what needs to be done about scotch broom and tansy, etc. We need to stay ahead of it as owners and the HOA.
9. Budget. Formal presentation not ready. Dues increase \$325 this year. Used to pay for services: clean up, irrigation system maintenance, weeding, trimming. Spent nearly \$15,000 on water two years ago. Usage has decreased by thousands of dollars every year since. This year’s usage was near \$5,000 for water, due to many conservation and maintenance efforts. Board has done a lot of work that we just don’t have the time to do anymore and must pay someone to do these things. Hiring a management company would cost about \$15,000 and that may be in the future for us since we do not get sufficient volunteers to do a variety of things we need. We have had a running ad for years asking for help on cleanup and maintenance. So far no takers. We will continue to seek part time help to do our required maintenance.
10. Election results. Chris Nguyen arrived and had enough signed ballots with him to reach a quorum and validate our election. The election committee (Rusty Horton and Michal Johnston) reported that Richard deRosset and Chris Nguyen were reelected from a majority of the 35 required ballots.

Meeting adjourned at 8:40 pm.

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(HOA meeting Dec. 2, 2014 minutes continued.)