

Cooper Crest

Homeowners Association

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

Olympia, WA 98502

November 10, 2015
Marshall Middle School Classroom A-1

General Meeting Minutes

Board Members Present: Sal Munoz, Chris Nguyen, Richard deRosset (3 lots)

Homeowners present: Daryl & Lisa Rodrigues Barbara Hines-Turner Ralph Ripple Robert Dyck Kirk & Heidi Weaver Jason & Courtney Farr Melissa & Ryan Riedl Jody Chipman Ben McMilian Lindsey Hulet Thomas Cox Sudhakar Bharadwaj Scott Thalhamer Michael Johnston (14 lots represented)

Total 17 lots represented

Meeting called to order at 7:08 pm by Sal Munoz

1. Michael Johnston reported that the ballots received numbered 45, which exceeded the 35 (or 25% of lots) required to have a validated election. Sal Munoz was re-elected to the board based on ballots received and the 45 votes.
2. Chris Nguyen reported we are on track and on budget for this year through September 30. The water is shut off, but the landscapers will continue to be paid through December. Calyn Miller, CPA, performed a review of our budget and our budget process through July of this year. No discrepancies were found. A discussion followed on what we spend money on (landscaping, irrigation, maintenance & repairs, ponds). We will move \$45k from checking to savings to earn a little interest.
3. Sal Munoz conducted a review of the common neighborhood rules. The CC&Rs sets out broad guidelines and the board enacts rules consistent with the CC&Rs but more specific for our unique community. Sal reviewed the "good neighbor policy" found on the web site www.coopercrest.com. Kirk Weaver put out an appeal for neighbors to manage problems first by talking to neighborhood offenders. Sal then reviewed the process by which the board communicates with offenders (a progressive policy of warning letters before fines). This policy is outlined in detail on the Fines Policy (revised February 2014) located on the web site.
4. Sal announced that in 2016 front yard appearance would get more attention from the Board. He cited a general feeling of the community that we are not doing enough to improve curb appeal and street appearances of the homes. This includes the sloped areas known as SVPAs along the fire lane and behind Cooper Crest Street which are visible as you drive by. It was noted that the realty community (real estate agents) had a poor opinion of the neighborhood dating back to the time when there was poor drainage on many lots. This opinion matters and we need to take steps to remedy that situation by improving curb appeal and through direct communication with the realtor community. We all want to improve property values.
5. We are looking to transition to a management company in 2017. There are not enough people willing to step up and serve on the Board or its committees and do what is necessary to improve appearances, safety,

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compliance, etc. Of course this will mean an increase in dues to cover the costs. One company that was interviewed offered a three tier service selection from basic to full. The dues would increase from \$40 to \$120 per year per household based on the level of services requested.

6. Sal opened the discussion of the raising of chickens in the neighborhood which is specifically prohibited in the CC&Rs. One of the duties of the board is to enforce the CC&Rs. The question was raised: What does it take to change the CC&Rs? Sal responded that the CC&Rs are silent to the question of how to modify or amend them. Discussion ensued as to the pros and cons of raising chickens. The Board stated it was opposed to changing the CC&Rs for chickens. Daryl Rodrigues moved to retain an attorney (cap of \$3,000) to research and articulate the process to change the CC&Rs. A voice vote followed a discussion of the motion and the motion passed.*

7. Kirk suggested that at our next meeting, the first 1/2 hour be devoted to 'get to know your neighbor' chat time.

8. Someone asked about the roofing replacement going on around the neighborhood. The Board gave information regarding the process and referred folks to the website. (A full explanation can be found on the web site.)

9. Crime prevention: The Board reminded folks to lock cars in driveways or on the street, close garage doors when not present, post no soliciting signs to reduce theft.

10. There will be a presentation to the community on Branbar's application to rezone (for future construction of homes) an area just west of Cooper Crest sometime mid December. Documents and be found on the web site.

Meeting adjourned at 9:00 pm

- ∞ Note: Upon review of the Board's action by the HOA attorney, it was determined later that there were not enough homeowners present (35+) to conduct business other than the election, nullifying the motion/vote to spend \$3000 and hire an attorney. Only 17 lots were represented at the meeting and thus the motion should not have been entertained by the Board. The proxies did not count toward the needed lots because they were only solicited for the purpose of electing a board member not for other business. Nevertheless, the Board will proceed with the help of its attorney to determine the process for amending of the CC&Rs for future use.