

COOPER CREST HOMEOWNERS ASSOCIATION GENERAL MEETING

December 3, 2012 7:00 p.m.

MINUTES

Board members present: Sal Munoz, Ryan McGaughy, Bonnie Amende

Homeowners present: Guy Tasa, Rusty Horton, Michael Johnston, Gail and Richard deRosset, Vel Viswa, Prabakaran Manoharan, Jim Baker, Joseph Ortiz

Meeting called to order at 7:05 p.m. by President Sal Munoz. Quorum of 38 homes was not met.

1. Treasurer's Report

The HOA is slightly over budget for the year, primarily due to high water costs. The landscaping company, who otherwise is doing a great job, did not monitor the water output well this past summer and set the timers to water for too long. Further, there are still leaks in the system that need to be fixed. In addition, landscaping costs were slightly greater than anticipated due to some trees in the common areas that needed to be removed or cut back. The HOA came under budget in the remaining areas and so dues will remain at \$275 per lot for 2013. There are only 3 lots with uncollected dues for 2012 and 3 lots for prior years (2 of which are the same). One homeowner brought up concern over the cost to the HOA of collection of unpaid dues.

2. Reserve study

A new law in Washington State requires every HOA to have a Reserve Study done to assess potential costs over the next 20 years and budget for these costs to avoid large special assessments to individual homeowners. Currently, our HOA has about \$8,000 in reserve. Depending on the outcome of the Reserve Study, we may need to raise dues in 2014.

3. Tree Study

The HOA had a Tree Study done recently. Over 14 trees need to be removed due to death or disease this next year.

4. Changes to By-Laws and CCR's

The board proposed some changes to the Cooper Crest by-laws and CCR's. The proposed changes are posted on the website (www.coopercrest.com). We will take a vote to approve or disapprove these changes at the next meeting in January.

5. Nominating Committee

Rusty Horton and Michael Johnston form the Nominating Committee this year. There are two openings on the board as the two-year terms of Ryan McGaughy and Bonnie Amende end this year. There are 3 nominees to fill these two positions: Ryan McGaughy, Richard deRosset, and Vel Viswa. The vote will take place at the next meeting in January.

6. Other

There has been no further progress in getting the city to help us with the Soil and Vegetation Preservation Areas (SVPA's). The President of the Community of Neighborhood Associations said he will help us request aid from the city in 2013.

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Affected homeowners need to keep the weeds down in those areas. The board is looking into restrictions on the use of those areas.

Meeting adjourned at 8:25 p.m.