

# COOPER CREST HOMEOWNERS ASSOCIATION GENERAL MEETING

January 7, 2013 7:00 p.m.

## MINUTES

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

Homeowners present: Rusty Horton, Michael Johnston, Vel Viswa, Prabakaran Manoharan, Joseph Ortiz, Robert Dyck, Rick Armstrong, Rachel and Ladd Rutherford, Brett McNeill, Jody and Saul Negrete, Frank LaFaire, Gary Turner

Meeting called to order at 7:10 p.m. by President Sal Munoz.

### 1. Election results

Rusty Horton and Michael Johnston shared the election results. 47 ballots were received. Ryan McGaughy and Richard deRossett were elected to the board, by 39 votes each. Changes to the CCR's and by-laws were approved by 32 votes. Most of the nay votes to the changes came from Soundbuilt.

### 2. Absentee owners

There are still issues with renters not following the rules of the neighborhood. Noise after 10 pm, illegal parking, and failure to upkeep the appearance of the home and the lawn continue to be problems. The Board will take stronger disciplinary action on these offenses in the upcoming year.

In addition, it is important for absentee owners to keep providing the Board with up-to-date renter information.

### 3. Parking

For illegal parking during the daytime, residents can call the police. The Board is only involved in this issue when the illegal parking affects some other issue in its purview, such as blocking sidewalks. Sidewalks are considered common area and are the Board's responsibility to maintain. More importantly, blocking the sidewalk becomes a safety issue for the community as pedestrians are then forced to walk in the street.

One homeowner brought up the need for "no parking" signs to be placed on one side of Crestwood place as there is no room for vehicles to drive through when cars are parked on both sides of the street.

Rachel Rutherford volunteered to design a more appropriate warning flyer concerning parking violations. This flyer will be uploaded to the website and can be downloaded by residents to use when appropriate.

### 4. Good neighborhood rules

A yearly reminder of the common rules will be distributed during the next couple of weeks and will also be posted on the website. Parking was the biggest issue this past year. Less common, but still warranting mention are putting away trash cans in a timely manner and keeping the noise level down.

### 5. Soil and vegetation preservation areas (SVPA's)

The board has been working with the Community of Neighborhood Associations on the SVPA's. The only guidance that the city gave us on how to manage the SVPA's was to

COOPER CREST HOMEOWNERS ASSOCIATION GENERAL MEETING

January 7, 2013 7:00 p.m.

MINUTES

avoid erosion and use native vegetation. Other than that, the affected homeowners are free to maintain these areas as they see fit, in compliance with the CCR's and By-laws.

6. Other

The board has obtained several quotes for performing the Reserve Study required by Washington State law.

The board was given thanks for trimming dead trees in the common areas this past year.

Meeting adjourned at 8:00 p.m.