

Cooper Crest Annual Homeowners Meeting  
Tuesday, December 10, 2013  
Marshall Middle School Library

## General Meeting Minutes

Board Members present: Sal Munoz, Chris Nguyen, Richard deRosset

Committee Members: Prabakaran Manoharan, Rusty Horton, Michael Johnston,

Homeowners present: Gail deRosset, Jeremy, Leah Kochrian, Frank LaFaire Rick Armstrong, Jim Baker, Mattson, Ryan McGaughy, Negrete, Scott Thalhamer, Marsha Bhatt

Meeting called to order at 7:06 p.m. by President Sal Munoz

### 1. Election results.

Rusty Horton and Michael Johnston shared the elections results. 48 ballots were received. 48 votes to reelect Sal Munoz to the Board of Directors.

### 2. Budget.

Chris Nguyen presented the budget for 2013 and 2014. Due to decreased irrigation water use charges (only 1/3 the amount spent in 2012), the HOA stayed within the projected budget of \$38500. With continued water discipline the HOA should be able to manage with the same projected budget for next year, 2014.

### 3. Reserve Study.

Ryan McGaughy presented the reserve study, a new requirement for HOAs by the State of Washington. Money is to be put aside annually for long term maintenance or replacement of HOA owned items called components. Such components include the retention ponds, signs, mailboxes, private roads (i.e. the fire lane), sidewalks, fencing, irrigation system, and the storage shed. With the help of an independent assessor, it was determined that an annual contribution of \$5740 to the reserve fund would cover the requirement by the state. This amounts to \$41 per lot (5740/140).

To cover this requirement, the board decided to add an annual \$25 assessment per lot to the dues, bringing the total dues for 2014 to \$300 per lot. This does not completely cover the costs of the reserve requirement. Ryan distinguished between the reserve study and our current "rainy day" fund which was 10% of our budget (\$3850). The rainy day fund is intended for unforeseen needs and not intended for the long term maintenance/upkeep of component holdings of the HOA. He suggested that the rainy day fund now be only 5% of the budget to help in the shortfall

of the reserve requirement funding. With that said, all board members felt that the projected funding level of the reserve requirement to be adequate.

Sal also pointed out that by not going with an outside management company, the HOA was saving about \$15000 per year. We were also continuing the effort to incorporate low maintenance, drought resistant landscape to save money, in addition to watching carefully the water usage of the irrigation system.

#### 4. SVPA.

Sal gave an update on the status of the SVPAs (Soil Vegetation Protection Areas). Since the city of Olympia released the bonds for the landscaping of the SVPAs, the HOA has turned to the homeowners and the landscapers to do some reasonable maintenance of the areas. We are still working to try to get the city to at least put up some shrub barrier at the base of the slopes to provide a visual screen and reduce the maintenance (mowing) of the slopes. A discussion of the screening plants (trees vs shrubs) ensued. Frank LaFaire suggested a shrub that he has growing in his back yard which would do the screening. He estimated about \$18000 would provide enough shrubs to screen the SVPA.

#### 5. Litigation.

Sal discussed current litigation facing the HOA. About a year ago, we hired a tree cutting service to evaluate trees in the neighborhood. In March 2013 the service cut trees they deemed to be diseased and which posed a threat to our homes. Some of these trees were at the end of Crest Wood Place. Some of the trees cut were on land that belongs to another company. They threatened to sue for three times the value of the trees (about \$75000). Our position is that the tree company experts said the trees were diseased and posed a threat. In addition, when the feelings occurred, and HOA representative was not called to witness (or quality assure) the downing. Currently the events are in discussion among lawyers. Our insurance should cover the costs minus the deductible (\$1000), but our premiums could go up as a result.

Scott T. said that he witnessed tree cutters in the same area two weeks ago. When he asked them why they were cutting down trees, they told him they were cutting down only diseased trees.

Jim B. asked if there were any witnesses to the downing of the trees, especially the ones furthest back. He thought it unbelievable that anyone could have thought those were on our property.

#### 6. Review of rules.

Sal then lead a discussion of a review of good neighbor policy rules. Dog poop left in neighbor yards continues to be a problem. Parking across sidewalks and on the apron also continues to be a problem. To deter such offenses, letters are sent out. The current fine policy says that two warning letters are sent out before a fine is incurred. The letters must fall within an 18 month

time frame. Photos are necessary to objectively document the violations. A short 5 - 10 minute drop off / pick up is not considered a violation. A long discussion ensued regarding the recent infraction by the Kochrians which has been the subject of discussions by the community on the google groups site. The suggestion was made to consider not using flash photography after 10pm when documenting infractions. the board will consider the request. The violation in question was more than 10 minutes.

Finally, Marsha B. pointed out that garbage cans need to be put away, out of sight, per CC&Rs. Leaving them out after trash day (Fridays) is unsightly and brings down the value of the neighborhood.

The meeting was adjourned at 8:55