

GENERAL MEETING

Cooper Crest Homeowner Association MEETING MINUTES

DATE: Wednesday, October 6, 2010

LOCATION: Marshall Middle School Library at
3939 20th Avenue NW Olympia WA 98502

CALLED TO ORDER by Sal Munoz at 7:03 p.m.

ATTENDANCE: 23 were in as in attendance at this meeting

TREASURER'S REPORT: Sal Munoz

Kai Neizman has turned over his duties to Sal Munoz and will be tendering his resignation from the treasurer's position at year's end. Sal Munoz is temporarily acting treasurer until a replacement is found.

The HOA budget is in good shape. Expenses are below budget and we expect a surplus at year-end.

Current cash balance: \$17,430

Dues collected to date \$41,405 (\$42,000 projected to be collected). Some homeowners, (about 10) have still not paid.

Lots 1 & 2 are in foreclosure. The board will be seeking community input regarding possibly purchasing a lot for community use as a park or playground. This is just an idea at this time.

COMMUNITY GARDEN: Karen Veldheer

The Cooper Crest Neighborhood Association applied for and was awarded a grant of \$4,000 to plant a community demonstration garden behind the mailboxes. The community is responsible for providing the labor to prepare and plant this area.

The area behind the mailboxes was chosen for this project based upon grant specification and input from the City.

A landscape architect was hired by the city to design the garden for this area

15 – 20 people are needed to prepare and plant several hundred plants in this area. Plants will be delivered on October 21, 2010. Contact Karen Veldheer to help with the planting. The HOA will spend about \$1,000.00 on this project/

SOIL VEGETATION PRESERVATION AREAS (SVPA): Karen Veldheer

The city is currently seeking to pull the developer bonds in order to properly plant these areas in accordance with the original plans. Cooper Crest HOA has gone back and forth with the City and Developers regarding this issue.

These SVPA's are private owned property under a stormwater easement controlled by the HOA.

General Meeting (cont.)

SVPA's are the areas located behind homes on Cooper Crest Street that boarder the fire lane and upper Cooper Crest Drive.

Minor complaints were made about not edging the common area grass and blowing cut grass onto private property. Developers' placement of the sprinklers makes edging a problem. Landscapers will be notified.

ISSUES: Sal Munoz

Motorized scooters and off road go-carts are illegal and unsafe in the streets or on sidewalks within the HOA. Homeowners are encouraged to contact the police if these are seen being ridden in the community.

Parking on lawns is not permitted – Parking across driveways is also not permitted because sprinkler heads are being damaged and cost the HOA a lot of money to repair. The HOA will assess fines for these violations

The HOA will not enforce illegal parking on public streets but homeowners are encouraged to report illegal parking to the police department. Owners were encouraged to notify guests of the proper place to park.

There was discussion regarding speed bumps, signage, and other ways of slowing traffic down in Cooper Crest. The board will work with the city and police in order to address this problem.

The board will consider ways to educate children in the neighborhood about street safety while working to show drivers down long term. Parents need to be aware of the safety issue of their children playing in and near the streets. There is a particular problem with teens speeding down the hill on Cooper Crest Drive on skateboards and bikes. (Owner Rutherford may take the lead on this item)

SATELLITE DISHES: The board is offering to help homeowners with placement of satellite dishes so they are placed out of view if possible. Homeowners are requested to contact the Architectural Control Committee before installing satellite dishes for assistance.

A suggestion was made regarding striping the “no parking” areas for easier enforcement. Will talk to the City to see if this is possible.

ANNUAL/UPCOMING ELECTION: Richard DeRosset

Election will be held in December or January

The bylaws stipulate in odd years, two of the three board members are to be elected for two-year terms. A nomination committee has been appointed and is being headed up by Richard DeRosset. Homeowners wishing to serve on the board are asked to contact Richard DeRosset through the HOA mailbox.

General Meeting (cont.)

Next meeting will be on Wednesday, December 8, 2010 7:00 at the Marshall Middle School Library pending availability of the room

MEETING ADJOURNED 8:33 p.m.