

**GENERAL MEETING OF THE
COOPER CREST HOMEOWNER ASSOCIATION
MEETING MINUTES**

DATE: Wednesday, December 8, 2010

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

CALLED TO ORDER by Sal Munoz at 7:15 p.m.

ATTENDANCE: approximately 35 homeowners present (Sign in sheet attached)

ELECTION OF BOARD MEMBERS FOR 2011:

Sal Munoz called for count of homeowners present and proxies submitted to determine a quorum. Their being less than 35 homeowners represented (Sign-in sheet attached), no election of Directors possible.

Per the by-laws, this meeting adjourned to January 12, 2011 to solicit more proxies and get necessary representation.

INCOME AND EXPENSES FOR YEAR-END 2010:

Sal reviewed the Income and Expense Report, previously mailed to all homeowners.

Latest figures project \$16,242.16 operating cash on hand at year-end. No questions were asked from those present. Purpose of having a healthy cash reserve is to be prepared for unexpected expenses, possible purchase of one of the empty lots at the entrance to Cooper Crest.

SPECIAL PRESENTATION: Sal Munoz

A plaque was presented to Karen Veldheer for all her service to the Homeowners Association over the years. The Board, from their own pockets, paid for a gift certificate to go with the plaque.

STATUS OF PROJECTS:

- a. Richard DeRosset gave a brief presentation of the HOA website and Sal announced it would be ready to use by December 31, 2010. A separate announcement will be sent out regarding this
- b. Karen Veldheer gave an update on the status of our rain garden project. Special thanks given to Richard and Gail DeRosset who more than anyone put in many hours of labor to complete.
- c. Karen Veldheer updated us on the SVPA's, the City's efforts to get them replanted, and the surprise landscaping along the fire lane and the City's property, the later being due to efforts by Sal and Rusty Horton to resist Verizon's efforts to add more antennae to the existing tower.

General Meeting (cont.)

- d. Sal Munoz led a discussion about the possible purchase of surveillance cameras for Cooper Crest to protect people and property. The Board will get more information to bring back to the membership. The sentiment was mixed among those present.
- f. Discussion about buying lot 1 for a playground area raised various opinions on cost, timing, increased expenses for equipment and upkeep, liability, etc... No decisions were made at this time. We will get more information as we go. Sentiments were mixed.

MEMBERSHIP DISCUSSION ITEMS:

Two issues were raised from the membership:

1. Renee Bottoms raised an issue about neighbor's animals roaming freely and allergies related thereto. Sal Munoz will work with her to resolve the issue.
2. R. Rutherford raised again a request to turn a landscape area on her property into a parking space for tenants. Sal advised she should submit, in writing, her request, and photos. A meeting will then be scheduled and her opposite neighbor will be invited to give input as well.

MEETING ADJOURNED: 8:30 p.m.