

Cooper Crest

Homeowners Association

2208 Cooper Crest Place N. W.
www.coopercrest.com

Olympia, WA 98502

December 6, 2016
Marshall Middle School Library
Cooper Crest Annual Homeowners' Association Meeting
Minutes

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

Homeowners present: Daryl Rodrigues, Gail deRosset, Mukesh Bhatt, Rusty Horton, Michael Johnston, Ralph Ripple, Robert Dyck, Sudhakar Bharadwaj, Prabakaran Manoharan, Velensoon Viswenkaku

Meeting called to order at 7:05 pm

1. Michael Johnston reported we had a quorum and the election results: Richard D. received 41 votes, Scott T. 34 votes. Both are elected to the board for a two year term. Some ballots were blank.
2. Review of the budget for 2016: total income including dues, fines, and interest: \$50,613. Total expenses: \$41,427. We went with a new insurance company this year and saved \$2000.. Water bill was \$10,868; we budgeted \$8,500, but water leaks drove the bill higher. Next year we budgeted for the management company about \$8,000 which will be offset by the dues increase to \$390. Fines were for parking, trash cans, yard maintenance. Some fine collection was from previous years. Discussion digressed to the water bill and zeroscaping. Zeroscaping is a way to reduce our water bill by removing the grass and substituting draught tolerant plants, and rock. Rusty emphasized the need for a plan; Daryl added that we needed some opportunity for community feedback on zeroscaping. Sal mentioned, if you see sprinklers on before nine in the evening or after nine in the morning, please report it via the web site or directly to a board member because that most likely means a leak is occurring..
3. Branbar: they wanted to rezone for more housing. We resisted the best we could. The hearing examiner attached a condition to the rezoning: that if approved for development, another access road would be developed so that the developers would not have to come through our neighborhood. Unfortunately, the city council did not clearly carry that condition forward in their resolution. We will have to take a stand again with the Planning Commission or City Council to reinstate that condition. We may have to send out another notice to the owners to show up at a meeting and show that we are still concerned about this development.
4. CC&R amendment: we received over a majority of the owners response and a majority of those were positive votes for the amendment provision. Our attorney said that that was a valid vote based on our by laws an CC&Rs; that means we have a process now that we can use for amending the CC&Rs in the future. We still need to put it into the legal language and have a document be recorded with the Recorder's office as an amendment to our CC&Rs. Will do that in January.
5. Sal did a Review of common neighborhood rules (found on web site): poop, trash cans, yard appearance, parking,etc. There was no disagreement with the need for these rules.

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The meeting was adjourned at 8:32