

Wellington Ridge Homeowner's Association
General Meeting Minutes
November 11, 2004

Board Members Present:

Chris Walther (Acting President), Jen Schunzel (Treasurer), Steve Schunzel (Secretary), Earl Smith (ACC Chair), Jim Hommel (ACC)

Board Members Absent:

Mike Marr (ACC)

Call To Order – 7:01 pm

Old Business

No old business to report.

Treasurer's Report

- Jen presented the HOA Financial report. See attached for the details.
- Jen mentioned that the HOA purchased a copy of the financial software Quicken to keep track of income and expenses.

Co-President's Report

- Jim Reyes had resigned as Co-President due to other commitments.
- Steve made a motion to nominate Paul Muske to replace Jim on the board. Motion was unanimously approved by the board. Paul will assume the position after the meeting.
- Landscaping Plans:
 - **Current Plans:**
After receiving two bids to install a hedge of Escallonia and all necessary improvements to maintain it, the Board has decided to go forward with the neighborhoods existing landscaper, Gig Harbor Landcare. Ron explained that the project should begin in January 2005.
 - **Future Plans:**
It was brought up that there is a safety issue with kids at the entrance jumping off the neighborhood sign while waiting for the school bus. A possible solution is to install Barbary around the top of the sign.

It was also brought up that the previous board had approved the installation of lighting around the sign if there were available funding. Improving Tract I was also approved.

- Neighborhood Security
 - Truck stolen, broken into for tools.
 - Tips: Give notice around neighborhood
 - Take out valuables
 - Lighting
 - Park in garage
 - Take down license number of unfamiliar or suspicious activities
 - **Action: Video surveillance – Possibly look into for spring meeting**

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ACC

- Earl began the ACC report giving his history of neighborhoods with CC&R's, explained how they make the neighborhood more attractive.
- Stated this ACC responds only to complaints, does not canvas neighborhood.
- Excerpt from letter; Homeowner won't pay dues until CC&R's upheld. Point being that everyone pays dues and everyone who pays has a right to have the CC&R's upheld.

Current Case Report

- *Lot 82 - Business out of house.* Distinction made between home office and business. Business attracts traffic. Traffic impacts neighborhood. After discussion, decision made to write letter to homeowner asking them to make plans to move out within a reasonable amount of time – no later than 6 months.
 - Article 4.1 clearly doesn't allow businesses in the neighborhood.
 - Pierce County differentiates between a home business and a home office. Home business requires a permit.
 - Enforce one / Enforce All.
 - **Action: Ask homeowner to move business.**
- *Boats / RV Parking.* There are currently a number of homes with RV's or boats parked in a way that they are visible from the street. Section 4.3 of CC&R's is clear that these vehicles cannot be visible from the street.
 - It was noted that in the past some homeowners had received approval for RV's but that the board did not have records for those approvals on file.
 - Sect 3.8 of the CC&R's – The fence is detailed in exhibit B, but gates are not addressed and allow some flexibility with ACC. ACC can work with homeowner to approve a plan that includes a gate that screens the RV.
 - Dustin example (Lot 4, Div II): RV parking plan supposedly approved by previous board but no records exist, existing RV is visible from street. Dustin felt that his approved plan included the RV, but that was disputed. Only fence and pad were approved by this board, and an exception to the CC&R's was not given.
 - Other RV/Boats visible in neighborhood.
 - Gather consensus? Amend CC&R's? It was determined that while amending the CC&R's are possible, it would be very difficult to do.
 - Many examples given of what could be allowed and what couldn't, however approving one, but not approving another can appear arbitrary and capricious.
 - Bottom line: RV's cannot be visible from the street – period.
 - **Action: To resolve the issue with lot 4, the ACC will work with the homeowner to make sure that his gate conforms to the neighborhood, yet also screens his RV from the street.**
 - **Action: After considerable discussion, ACC will work with homeowner to make sure RV is screened by fence other material. This is not a promise that it will be allowed, only that the board will try to work with the homeowner.**

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New Business

Jorge Esteve (lot 34) pointed out that a "No Trespassing" sign had been erected by the gate in the easement leading to the northern property in the 48th Ave Ct NW cul-de-sac and he would like it removed. Evidently there is a history with this property owner. There is an easement allowing access to the neighbor's property to the north of the Wellington Ridge green belt property (Tract "H"). There has been a gate in place at the end of the cul-de-sac leading to Tract H and the neighbor's property for some years. He has recently placed concrete blocks and rubble, in addition to "No Trespassing" signs to block all access at the end of the cul-de-sac (effectively preventing our access to our own property). All of the concrete and rubble is on our property. The original gate arrangement was of mutual benefit and the HOA agreed to this only that we request he move the gate any time. Previous HOA boards have sent a letter to the property owner every 2 years renewing the agreement.

- Action: Consult lawyer to send letter to owner. Move sign, concrete blocks, rubble and gate.

Deanna Hanshaw asked for help at bus stop with out-of-control kids.

- Action: Note can be sent in newsletter.
- 8:40 meeting adjourned.