

## **Sterlingwood Homeowner's Association**

704 228<sup>th</sup> Ave NE #447  
Sammamish, WA 98074-7222

### **Annual Meeting – 5/24/05**

**Location: Blackwell Elementary Library**

#### **Minutes**

Attendance:

Albert Jee

Dave Miller

Bishara Kharoufeh

William Woll

Fran Dougherty

Susan Wood

Dipan Dewan

Dan Jones

Steve Stone

Ted Hawksford

Laurie & Dave Schwartzer

Harry Samkange

Pam Brown

Salim AbiEzzi

Jim LeValley

Mike Bruen

Rajeev Nagar

Scott Porter: Co-President/Treasurer

Scott Cosman: Co-President/Secretary

28 others attended via proxy.

The meeting was called to order at 7:10 pm

The HOA secretary (Scott Cosman) reported that a quorum was achieved (members present plus proxies)

#### **Mailboxes:**

Albert Jee presented the findings related to replacing the existing mailboxes with locking mailboxes. Mr. Jee presented photos and additional information from the potential vendor. The cost will be approximately \$180 per mailbox.

Discussion concerning at what level will the community utilize existing HOA funds to pay for this replacements. Should there be a \$60 special assessment on each property?

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At first, the overall consensus was that this should be paid out of existing HOA funds. However, as the discussion continued, the point of view of the group seemed to moved back to having the homeowners pick up a portion of the cost.

Motion to have Mr. Jee (along with Ted Hawksford and Dan Jones) take several weeks to get a firm quote was made and passed with a voice vote. The team will work with the vendor to gain a firm quote, as well as check on some design issues. The team will communicate with the membership via email. If another vote is needed, it will be done via the web.

### **Tree Solution:**

Scott Porter presented a brief summary of the tree cutting issue. Mr. Porter then presented the agreement between the HOA and Salim AbiEzzi concerning this issue. The membership reviewed the letter. The membership then discussed the contents of the letter and the next steps.

A motion was made for the membership to accept the agreement, and was overwhelmingly passed with a voice vote by everyone presence at the meeting. The next step is to finalize the cost of the restoration plan for the City of Sammamish, now that the plan has been accepted, in preparation for plan implementation.

### **The Common Areas:**

Mr. Porter then provided an update on our common areas. Mr. Porter and Mr. Cosman walked the common areas with the HOA's arborist (Brian Gilles) on 5/23/2005. Mr. Gilles will present a formal report soon, but he has reported that there are several things that need to be done in our common area:

- Some dead trees will need to be topped or cut down completely.
- There are some things the HOA can do to try to preserve the trees at the South end of the neighborhood.
- The HOA can approach the City about cutting a two foot barrier between the properties and the common area, to help control the brambles and other summer-time growth.
- All homeowners need to stop all activities in the common areas. These are Native Growth Protection Areas, and are protected under King County and City of Sammamish law. This includes dumping any grass clippings or yard waste in the common areas. Over time, such activities can damage the common area, and increase the risk of erosion and landslides.

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### **Budget Review:**

Mr. Porter presented the current budget, and the balances currently in the HOA's accounts. Mr. Porter pointed out the dollars to maintain the trees and vegetation in our common areas. Several questions were asked and answered.

### **Elections of new annual board:**

Mr. Porter presented the homeowners that have stepped forward to run for the three places on the HOA board:

President:	Steve Stone
Treasurer:	Jim LeValley
Secretary:	Pam Brown

Armen George also expressed interest in running for president, but he was not able to attend the meeting as he was traveling.

The motion to elect Stone, LeValley, and Brown as the new officers was made, and was passed by voice vote.

Additional issues:

Scott Porter also reviewed additional items of concern to the HOA membership that the new board will continue work on:

- Immediate Tree pruning and topping needed.
- Suggestion from Peggy Filer, re: more color around the monuments?
- Park Bench for Amber Hill.
- Putting the neighbor back in neighborhood (4<sup>th</sup> of July, Halloween etc. events?)
- We continue to get feedback re: speed concerns - speed bump discussion (like the ones at Blackwell).

Meeting adjourned at 9:00 pm.