

Dear Homeowners,

I want to start by saying a huge THANK YOU to all that attended in person, and those who took the time to send in their proxies, which enabled us to declare a quorum and proceed with official annual HOA meeting. I also want to give special thanks to Tao Watson for preparing the Budget data, providing the Cookies and water and supporting the board and community activities every day. Of course, we cannot forget our secretary Wayne Cranston and his board and community support, capturing the attendance and meeting notes.

Meeting Highlights:

- Quorum – 37 homes represented (in person or thru Proxy)
- One Time Special assessment to repair mailbox enclosures passed with majority vote
- New Board volunteered
 - Dave Miller – President
 - Yuliya Sudzillouskaya -- Treasurer
 - Tassaduq Basu -- Secretary
 - **Note:** There were no challengers in attendance, if anyone wants to put their name in for any of these positions and challenge, let us know. **Term starts Jan 1, 2018.**
- Landscape committee filled
 - Rob Hwacinski -- Lead
 - Ram Cherala -- Member
- Architecture committee mainly remained unchanged with addition of one more member
 - Ted Hawksford -- Lead
 - Ali Haveliwala -- Member
 - Sun Gil Kim -- Member
 - Thiti Wang -- Member
- Social committee reestablished
 - Nihal Jain -- Lead
 - Vinni Dang -- Member
- Website to Facebook group volunteer
 - Grace Zhang -- Lead
- Motion to hire a management company failed with majority vote
- Motion to waive HOA dues to board members – not voted on due to volunteers stepping up
- Two homeowner requests to be followed on by ARC
 - Consider allowing a total of 3 colors for the new roof replacement
 - Attention to new homeowner’s front landscape maintenance violation
- Homeowner proposal to Treasurer
 - Add an auto increase to the annual HOA dues to follow inflation

Details:

(Slide deck attached)

7:13PM Quorum declared – Bishara/Wayne

5 written Proxies assigned to board & not in attendance

1 proxy assigned to Tao

1 proxy assigned to Grace Zhang

1 Proxy from Survey Monkey assigned to John Guest (not present) – rendered invalid – emailed vote

11 proxies assigned to board via Survey Monkey who are not present

19 homes attending (2 after start)

7:15PM Budget update – Tao Watson

7:24PM Mailbox enclosure health and proposal

7:25PM Vote on One Time Special assessment to repair mailbox enclosures – Motion passed with majority vote

7:29PM Cedar Roof replacement options – Bishara Kharoufeh

Special offer from CSR Cornerstone Roofing discussed (in attached deck)

Homeowners Ask – Consider allowing 3 neutral colors to match to home colors

ARC will drive and communicate approved colors

7:34PM Current Website – Bishara Kharoufeh

Built with FrontPage 2003, requires FP or direct HTML to edit

One Admin, One editor

Costs ~\$120/year to host

Proposed two options:

- Convert to private Facebook group
- Find a someone that is willing to rewrite the site

Majority agreement on converting to Private Facebook group
Volunteer Lead: Grace Zhang to setup and administer

7:38PM Current State of board/Committees – Bishara Kharoufeh

Discussed vacancies

Highlighted value/cost of a management company

Unfortunately, Management company representative had a family emergency and couldn't attend

Asked for volunteers:

- Thank you to everyone that stepped up and put their name for a position, net results:
- New Board volunteered
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7:59PM Motion to hire a full-Service Management Company vote

Failed with majority vote

8:01PM Proposal by homeowner to add an auto increase to annual HOA dues to follow inflation instead of asking in meeting

New treasurer would model and bring proposals to next HOA meeting

Agreement from last HOA increase is to hold rates steady until 2022

8:05PM Holiday light discussion – Bishara Kharoufeh

Diwali, Christmas, New Years and Chinese New Year are coming up

Lights are allowed on homes during that period

Lights must be turned off 14 days after holiday and can remain on homes between holiday if home observes two of these holidays but must be turned off in between (Diwali + New Year, New Year + Chinese New Year ...)

All holiday lights must be removed from visible exterior of home 14days after holiday season

8:08PM Neighborhood security discussed

Police patrols are cruising the neighborhood reminding homeowners to close their garage doors

Tell your neighbor if their garage remains open late at night

Crime of opportunity exists in Sammamish, and has occurred in our neighborhood and Timberline

Don't leave valuables in cars, and park in garage or driveway

Make sure garages are closed when not in use

8:12PM New volunteers welcomed and meeting adjourned

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Thank you

Sterling Woods HOA Board