

Si View Annual Meeting Minutes
North Bend Elementary – November 5, 2008

- Board Members Attending: Scott Laufer, Heather Kitterman, Berry Rogers, Matt Kaeberlain, Renee Almy, Mary Beininger, Donna Hart.
- 8 homeowners attended for a total of 15 homes represented.
- Scott moves to approve last years annual meeting minutes, Berry seconds, all approved.
- Discussion regarding hiring a professional company to run the hoa. Dues would likely increase significantly. Last year it was decided against, but is an option for the future; especially if homeowners are not willing to volunteer.
- CC&R's and Rules and Regs were changed so that the hoa could take action as far as enforcing the protective covenants.

Accomplishments:

- **Created Rules and Regulations**
- **Re-established Welcome Committee**
- **Expanded use of electronic resources (ie Yahoo Group, website, email)**
- **Landscape improvements at entrance**
- **Established plan and budgeted for sprinkler system repair in 2009**

Goals 2009

- § **Review rules and modify if needed**
- § **Develop and implement policies for enforcement**
- § **Commission a reserve study**
- § **Repair sprinkler system**
- § **Additional neighborhood improvements** – phase 3 along Mt. View could use sprinklers, cul-de-sac islands need landscaping repair, clean up entrance on 10th, fix lighting at entrances.
- § **Establish written duties for each Board Member and improve record keeping**

Board Duties and Compensation

- § **Board meets at least once each month**
 - § **Collection of dues**
 - § **Communication (website, newsletter, etc.)**
 - § **Enforcement of protective covenants**
 - § **Legal issues arising**
 - § **Interface with city, county, etc.**
 - § **Other community business**
- § **Current compensation**
 - § **Dues waived for two years per year of service; lawn maintenance**
- § **Professional HOA company is an alternative**
 - § **Annual dues would increase \$100-\$200**
 - § **Would still need a board**

Open Board Positions:

- **President – Scott Laufer (nominated by Matt, second, all in favor unanimous vote)**
- **VP - Caroline Loudenback (nominated by Scott, second by Berry, all in favor-unanimous vote)**

- **Treasurer – Matt Kaeberlein (nominated, second by Berry, all in favor-unanimous vote)**
- **Communicator – Berry Rogers (nominated, second by Scott, all in favor-unanimous)**
- **Special Events – Yolanda Murray (nominated, second by Scott, all in favor-unanimous vote)**
- **Secretary – Heather Kitterman – (nominated by Matt, second Renee, unanimous vote)**

Annual Budget - Dues and community assets

- § **2009 dues are unchanged at \$160**
 - § **Lowest dues among comparable HOAs**
 - § **La Forest Holmes- \$252**
 - § **Forster Woods - \$324**
 - § **Snoqualmie Ridge - \$360**
- § **~\$54,000 in reserve fund**
- § **Began 2008 with ~\$19K in checking**
- § **Finishing 2008 with ~\$16K in checking**

Review of Budget

- **Revenues & Expenditures – Board needs to look into income tax payments.**
- **Ratified Budget, all approved. Move to adjourn.**

Annual Budget - Reserve fund:

- § **~\$54,000 = ~\$215 per home in Si View**
- § **Unclear how much reserve fund we should have?**
- § **2009 Board should commission a reserve study**

Homeowner to-do list

- **Pay your dues by 01/31/2009. \$160.**
- **Sign up for the Si View Yahoo! Group.**
<http://groups.yahoo.com/group/SiViewHOA/>