



WoodRiver Homeowners Organization - Annual Meeting

Meeting Minutes November 30, 2009
Location Mt. Si Community Center - Fireside Room
Lots Represented 27

Proper notice for the annual meeting was not provided to the members per the Bylaws and no decisions requiring member approval could be made.

The budget adopted by the Board was ratified as a majority of the votes in the Association were not in attendance in person, or by proxy to reject the budget. Those in attendance discussed the agenda items below for informational purposes only given the lack proper meeting notice.

- Board Elections
 - No members volunteered to join the Board
 - Pipers term expired, Rob's term expires in May.
- Updates to By Laws
 - The Board presented several changes to the Bylaws to update them to reflect the way the HOA has matured since inception.
 - Update requirement that the Board act as the ACC to allow member participation. As written the Bylaws prohibited member participation
 - Change the number of required Board meetings from 1 to 3 to insure members have an opportunity to attend Board meetings throughout the year.
- Landscape Status / Update
 - The Board provided an update on the gravel treatment process which met with approval (applause) from the members.
- Financial Update, Budget, Dues for 2010
 - HOA was \$1,100 under budget for the year.
 - Legal and rainy day funds were at or above our planned levels.
 - Subscription to the Community Association Institute was included (\$264).
 - The Board confirmed that there were no long term liabilities foreseen
 - Annual dues for 2010 were announced at \$200 per lot

- ULID Update
 - Northwest Cascade appeared as a guest and discussed the process of installing the sewer lines throughout the neighborhood.
 - They explained that they were using the “as built” drawings for guidance on where to put the stub.
 - If connections are made to the home, septic systems will be decommissioned and filled with native dirt
 - NW Cascade indicated that 3 trees would need to come down on 456th, explaining that their machinery needed a 10 foot clearance to dig the trench.
 - The system is gravity, not vacuum driven
 - The projected road closures coming 140th in segments going from NB Way to 468th. During this time homeowners will need to exit the development via 140th to 468th.
 - Connection of homes to septic system cannot occur until the entire system is functional.
 - Northwest Cascade representative Eric Sawin can be reached at 253-848-2371.
 - Homeowners will need a permit from the city for the connection
 - The city will provide a fixed price for the connection fee