

## Minutes for Beaver Crest Maintenance Committee Meeting - 26 July 2001

### Attendees:

- Vintage I (Keswick & Avignon) - Brian Harriss: Treasurer
- Vintage I - Mike Bohanan: President
- Vintage II (Touraine) - Dave Hulett: President
- Vintage III (Pomeral & Provence) - Not represented
- Vintage IV (Bouchard) - John Burgess: Vice President
- Vintage IV - Jim Grace: President
- Vintage V (LaTour, Toulon & Moulinet) - Tom McSteen: Manager
- Vintage VI? (Bordeaux) - Tom McSteen: Manager
- Vintage VII? (Cameray) - Tom McSteen: Manager

### Agenda Items:

1. Meeting commenced shortly after 7 p.m. at Jim Grace's house
2. Minutes from 26 June meeting were read and accepted.
3. Agenda for the evening was read and confirmed:
  - Decision on officer elections
  - Rules of order
  - Confirmation of common area boundaries
  - Common landscaper for 2002
  - 2001 common area expenses
  - 2002 committee budget
  - Vintage I request for basketball stands at new common play area (next to Cameray clubhouse)
  - Potential remedies for traffic and speeding on 238<sup>th</sup> Ave SE (next to Vintage I main playground)
4. Officer Elections - Much discussion on position of Treasurer. Board agreed to seek qualified applicants from among the existing HOA's and provide bonding for services. **John Burgess agreed to create an article requesting volunteers for each Association to review and incorporate into their respective newsletters.**
5. Board agreed to have three officers - Chairman, Co-Chairman, & Treasurer
6. Duties will include:
  - Chairman - Propose agenda and moderate meetings. Propose and establish meeting dates and sites. Record minutes.
  - Vice-Chairman - Act on behalf of the Chairman in the Chairman's absence
  - Treasurer - Maintain financial accounts on behalf of the Committee. (Further details to be provided later.)
7. Board confirmed that voting members include the following:
  - Vintage I (Keswick & Avignon) - Mike Bohanan: President (Brian Harriss to have proxy authority in Mike's absence)
  - Vintage II (Touraine) - Dave Hulett: President
  - Vintage III (Pomeral & Provence) - Steve Lotzkar: President
  - Vintage IV - Jim Grace: President (John Burgess to have proxy authority in Jim's absence)
  - Vintage V (LaTour, Toulon & Moulinet) - Tom McSteen: Manager
  - Vintage VI? (Bordeaux) - Tom McSteen: Manager
  - Vintage VII? (Cameray) - Tom McSteen: Manager
8. Board confirmed that homeowner-managed Associations (Vintage I, II, III, & IV) would have a majority over nonhomeowner-managed Associations (Vintage V, VI?, VII)
9. Rules of Order - Confirmed that simple majority of the Board would rule for Committee decisions
10. Common Area Boundaries - Much discussion on the current boundaries. **Agreement that Tom McSteen would provide a map to Jim Grace who would enlarge for next month's meeting.** Then, the Board would agree to and highlight the various Common areas and respective Association areas.
11. Common Landscaper - Board agreed that savings from any common landscaper would not be significant. Further, most individual Associations appear satisfied with their current landscapers after much previous consideration, especially Touraine (Tru-Green) and Bouchard (Total). Board agreed

that individual Associations should continue providing for maintenance of their respective Common areas and submit bills to the Committee for reimbursement. No further expectations for a common landscaper.

12. 2001 Expenses - Agreement that Board would agree on Common area boundaries at next month's meeting and then provide estimates of total 2001 expenses at the following month's meeting.
13. 2002 Expenses - Agreement that Board would provide estimates for 2002 budgets at the meeting following the next (same meeting as for 2001 expenses). Further agreement that all budgets should include expense for 2" of new mulch in all respective Common areas.
14. Basketball Stands - Much discussion on pros and cons of a common basketball mini-court in the new Common area (soccer field next to Cameray). Neither Touraine nor Bouchard have much neighborhood interest or need for a common basketball court. Further discussion on whether such an area would significantly increase insurance costs. General agreement from other Associations that they were open to the idea of Vintage I pursuing a court at their expense.
15. Common Insurance - No real interest in acquiring a common insurance carrier given that most believe there would not be any real savings by pooling the interests of the individual Associations and the bookkeeping would prove challenging.
16. Traffic Concerns - Much discussion on the need to do something about the increase in traffic and speeding. Vintage I mentioned the proposal to the City of Sammamish for stop signs, speed bumps, radar guns, and the "speed trailer" to address both concerns on 238<sup>th</sup> Ave SE. Board members were unanimously supportive and also recommended a petition from all Associations to help enact these measures. They further expressed concern for traffic speeds on SE 8<sup>th</sup>, especially late at night.
17. New Business - Tom McSteen presented a water bill that most on the Board agreed was probably the responsibility of Vintage III. Tom will contact Steve Latzkar.
18. Board agreed to hold a very short meeting again at Jim's house in approximately one month to simply agree on the Common areas as described above.
19. Meeting adjourned at approximately 9 p.m.

**Proposed Agenda Items for August Meeting**

- Agreement on Common Areas