

Vuecrest 2013 Annual Meeting

November 14th, 2013

VUECREST

Annual Meeting Agenda

- President's Remarks
- Minutes of Prior Annual Meeting
- New Members
- Officer Reports
- Committee Reports
 - Safety
 - Architecture
 - Landscape
 - Good Neighbor
 - Social
 - Newsletter/Web/Social Media
- Old Business
 - Safety cameras
- New Business
 - Downtown Livability Project presentation
- Voting

The logo for VUECREST, featuring the word "VUECREST" in a stylized, metallic, 3D font. The letters are a light, coppery color and are set against a dark, textured background that looks like a stone or metal surface.

President's Remarks

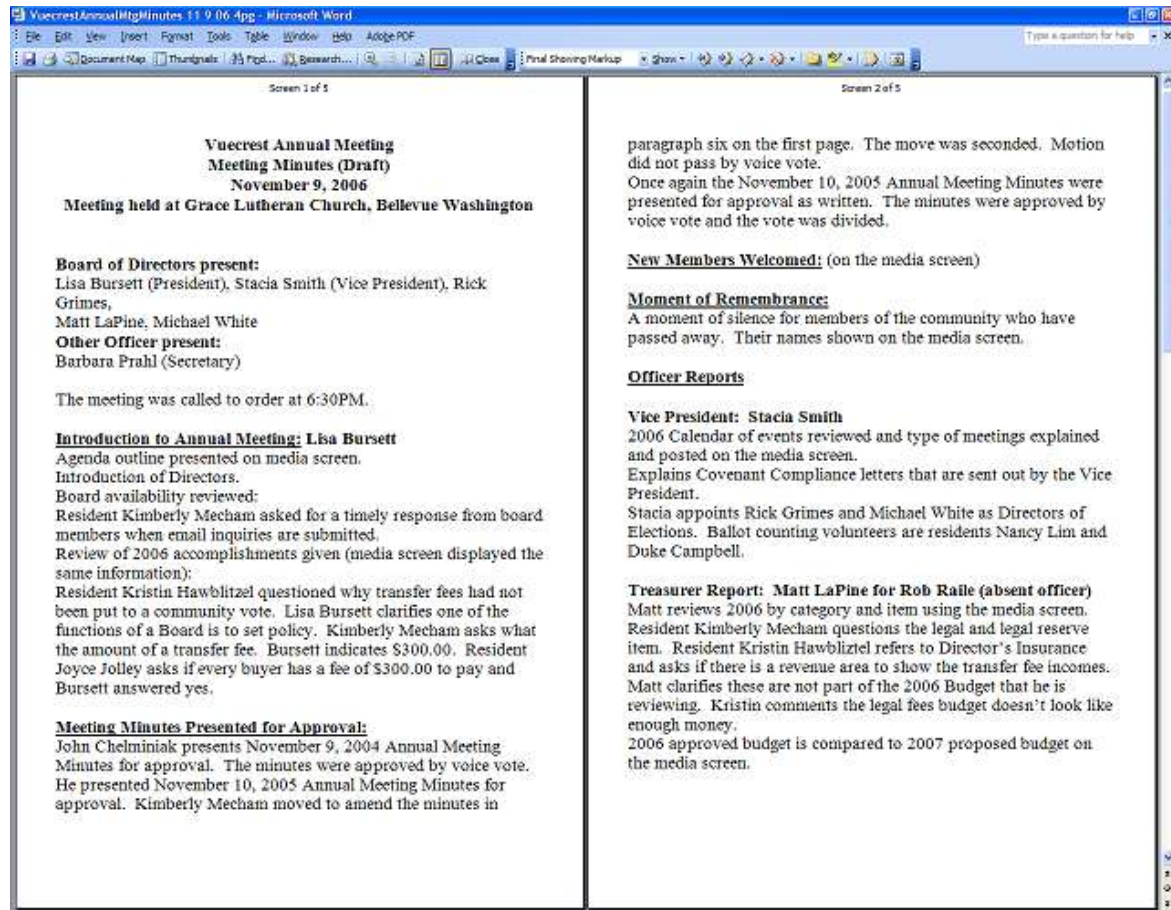
Jonathan Kagle

- Ground Rules
 - Lots to cover – limited time
 - Directors Q&A at the end of the meeting
 - When you speak, please tell us who you are!
 - Individual concerns? Bring to Board Meetings
- If you have to leave, please remember to vote!

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2012 Annual Meeting Approval of Minutes

- Motion
- Vote



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Welcoming – Lisa Bursett

Address	New Owner
9671 Hilltop	Passmore
9605 Hilltop	Guan
9640 Vineyard	Tsou
9428 Vineyard	Bathiche
9500 Hilltop	Randall
9670 Hilltop	Dynamic Capital
9867 Vineyard	Steven Smith
1044 Belfair Rd	pending

Address	New Owner
1031 Belfair Rd	Flake
9812 Belfair Rd	pending
9421 Vineyard	Bodiford
1011 Evergreen	pending
9338 Vineyard	Phua
901 Sunset Wy	Soga
9335 Sunset Wy	Korobko

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President's Report

- 2013 was a year of stability, change
 - Over 20 architectural projects proposed, under construction, or completed
 - Rental rate down to 16% (from 25%)
 - Many new neighbors
 - No major capital projects
- Need new volunteers



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Vice President's Report

Lisa Bursett

- Calendar – see <http://www.vuecrest.net>
- We need meeting hosts
- Director Elections
 - Floor nominations

Secretary's Report

Eileen Foley

- Contact info
 - Keep it current!
 - Use update forms on web site
 - Tenant information is required
- Emails
 - Most properties in Vuecrest have email
 - Email is our primary communication channel
- Maps
- Minutes availability
- Two volunteers needed to count ballots

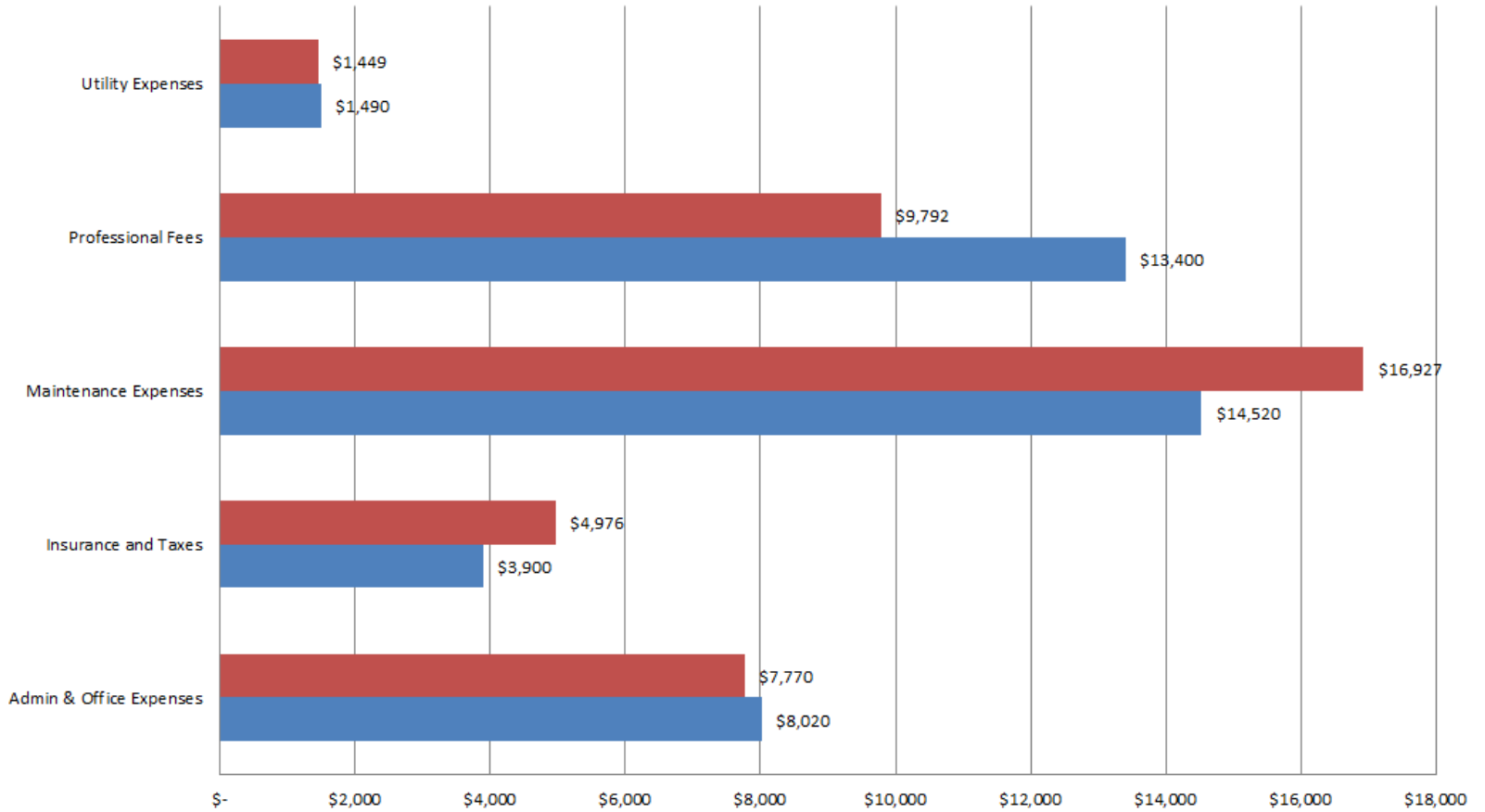
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Treasurer's Report

Eric Passmore

- 2013 Budget Review
- 2014 Proposed Operating Budget, \$340 per property

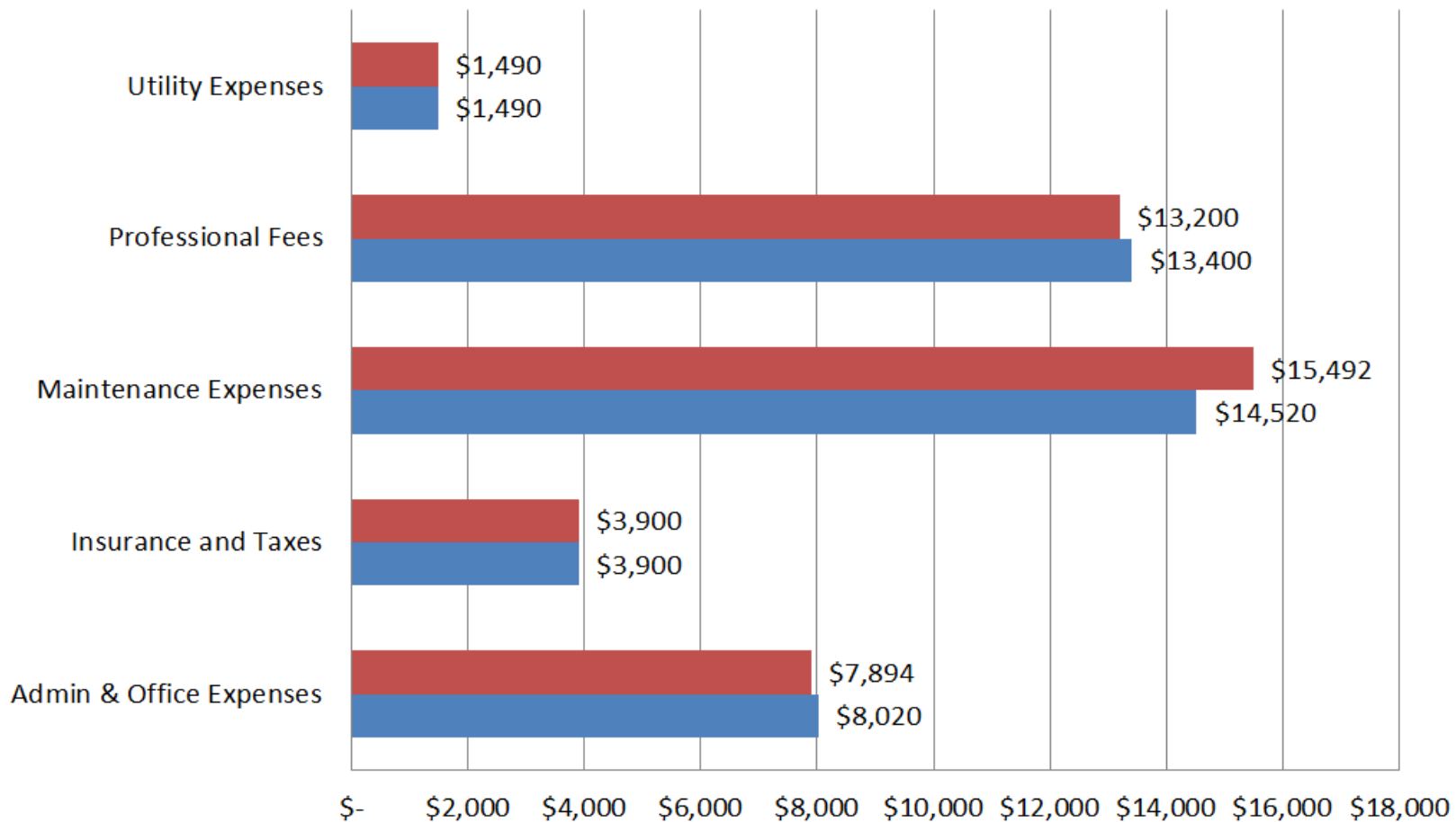
2013 Operating Spend



	Admin & Office Expenses	Insurance and Taxes	Maintenance Expenses	Professional Fees	Utility Expenses
■ Sum of 2013 - Estimated Actual	\$7,770	\$4,976	\$16,927	\$9,792	\$1,449
■ Sum of 2013 Annual Budget	\$8,020	\$3,900	\$14,520	\$13,400	\$1,490



2013/2014 Budget Comparison



	Admin & Office Expenses	Insurance and Taxes	Maintenance Expenses	Professional Fees	Utility Expenses
■ Sum of 2014 Proposed Budget	\$7,894	\$3,900	\$15,492	\$13,200	\$1,490
■ Sum of 2013 Annual Budget	\$8,020	\$3,900	\$14,520	\$13,400	\$1,490



Budget Comments

Operating Budget for 2013

Lower Spending in Professional Services made up for Higher Spending in Grounds Maintenance and Lighting upgrades.

2013 Total Operating Budget: \$41,330

2014 Proposed Operating Budget: \$41,776

Reserves

2013 Reserve Allocation: \$24,044

2014 Proposed Reserve Allocation: \$27,582

2014 Annual Assessment

2014 Proposed Total Budget: \$69,358

Yielding a Proposed Assessment per property owner of \$340



Safety

- Security cameras
 - Security firms say that it's possible.
 - Need to get permission from properties at each entrance.
 - Will report to community with feedback when options and prices are available
- Sign up to get Block Watch news by registering at blockleads@vuecrest.net



Architecture Committee

Michael White

- Updated Redevelopment Policy
 - Foundation survey submitted by city or owner
 - Height survey submitted by city or owner
 - All survey costs paid by those doing redevelopment, not neighborhood
 - All plans reviewed by a licensed, practicing architect (Chesmore & Associates).
- New redevelopment fees
 - Total redevelopment \$750
 - Remodel \$500
- Higher Escrow
 - Redevelopment \$5000 (was \$2,500)
 - Remodel \$2500 (was \$1,000)

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Architecture Committee

Michael White

- Under consideration
 - Mandatory independent survey of poles and strings to make sure they match the roof ridge height on full construction plans. Paid for by owner.
- Contact us if you're planning any exterior changes to your home
 - Paint colors
 - Roofing materials
 - Landscaping
 - Etc.

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Sales Map 2013



Revised 10.24.2012

FOR VUECREST RESIDENT USE ONLY

NORTH

⊙ DENOTES RENTAL PROPERTY
 ⊙ DENOTES FRANCHISE OWNED PROPERTIES
 ⊙ PROTECTIVE SIGN

WEBSITE: www.VUECREST.NET

NON-EMERGENCY POLICE- 425-452-6917

● 12 SOLD
 ● 4 PENDING



Redevelopment Map 2013



Revised 10/24/2012

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NE 6TH

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8 UNDER CONSTRUCTION



4 Plans Approved



2 Plans Under Review

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Landscape Committee

Rick Adell

- Thanks to Tim Myre
- Cherry Trees on Esplanade
 - Treatment program applied to all five cherry trees
- Right of Ways
- Tree Removal Companies
 - Bartlett Tree Experts
 - Davey Trees
 - EcoTree Northwest

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Good Neighbor Committee

Jonathan Kagle

- Dispute resolution process
 1. Direct neighbor-to-neighbor communication
 2. Good neighbor committee
 3. City of Bellevue arbitration
- Hedges
 - Per CC&R, hedges are limited to 6' tall anywhere on the property, 4' on street side of lot.
 - Please trim regularly. Postponing pruning can make pruning difficult/expensive later.

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Social Committee

Roslyn Ellison, Melissa Hambleton

- Egg Hunt
 - Lattes, donuts, candy, prizes
- Annual Picnic
 - Giant Pig, ice cream, magician, bouncy houses
 - About 200 attendance
 - Change date?



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Newsletter, Web, and Social Media

- Monthly newsletter, occasional surveys
- Electronic forms and links for Vuegram, contact info, streetlight issues, speeding, noise, etc.
- Over 300 names on the mailing list:
everyone@vuecrest.net
 - Neighbors informed, Lost dogs found
- Twitter: www.twitter.com/vuecrest
- Facebook: www.facebook.com/vuecrest
- Web: www.vuecrest.net



New Business

- Downtown Livability Initiative
 - Patti Wilma and Emil King, City of Bellevue Planning & Community Development

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Voting

- Operating Budget
 - \$340 per property
- Director Elections
- Collect Ballots



Influencing Our Future

- Where do you want Vuecrest to be –
 - In 5, 10, 20 years?
- Monthly board meetings open to all residents
- Volunteer Opportunities At All Levels
- Get Involved Now

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VUECREST

Thanks to Departing Volunteers

- Matt LaPine – Director, Internet
- Neema Desai – Safety
- Valerie Amburn – Newsletter

Directors Q&A

- Please identify yourself when asking a question
- Please stand up when speaking so everyone can hear

Adjournment

- Motion
- Approval

Thank You

- Voting results in a few days
- We are a community
- Your involvement makes us better

