

Vuecrest Community Association

**Approved November 19th, 2019 Minutes
Annual Meeting held at City of Bellevue
450 110th Avenue NE, Bellevue WA 98004**

Directors Quorum Achieved	Jonathan Kagle Mark von der Burg Chris Bodiford David Pitkethly Barbara Cosgriff V. Hsiao
Officers	President – Chris Bodiford Vice President – Jonathan Kagle Secretary – David Pitkethly Treasurer – Barbara Cosgriff
Committee Chairs	Architecture –Mark von der Burg & Chris Bodiford Good Neighbor – Jonathan Kagle Landscaping – Rick Adell Newsletter – Rebecca von der Burg Safety – Kathleen McKenna Social – David & Mara Pitkethly Welcoming – David & Mara Pitkethly Website – V. Hsiao & Eric Passmore (absent)
Community Members / Others in attendance	Dana Adell Rob DeRider Marcie and Nathan Fox Winnie Lauer Tai Tse Bob and Karen Trenner Jerry Lundry Judith White Pete Gray Stephen and Elaine Knapp Gregg Eskenazi Gina Kwan Kathy McKenna Peter and Nancy Pitarys Alisa London Mark Mecham Janet Stevens and Jed Curtis Eileen Foley Paul Joos Steve Omoto Peter and Jane Barrett Susan Gibson
Meeting	Meeting called to order 7:00P Adjourned at 9:01. Minutes recorded by Rebecca von der Burg

Chris discussed the agenda and the ground rules for the meeting. Corrections were offered by Barbara.

Annual Meeting minutes for 11/13/18 were accepted. Motion by Barbara, second by David.

Introduction of Board Members and Guests.

Mara Pitkethly announced the names of seven new families who were welcomed to the neighborhood in 2019. Any new members in attendance were recognized.

Ken Flyum was recognized "In Remembrance". He was retired Navy and a past HOA President.

OFFICER Reports

President: Chris Bodiford

Chris announced the latest city plans to replace some of the Vuecrest sewer lines in early 2020. There will be 4,000 feet of main line and 116 feet of side sewer lines under construction.

Chris further announced a city plan to overlay the entire Vuecrest neighborhood streets in the Spring/Summer of 2020.

Susan Gibson mentioned that Kyle Potuzak with the City of Bellevue is the project manager in charge of the waterlines and straightening out the gas lines currently under construction.

Chris discussed the roundabout that is planned and will be installed by the City of Bellevue in early 2020. He discussed electronic voting and the future ability to pay online in 2021. He also discussed improving some administrative processes and HOA enforcements for the future.

Vice President: Jonathan Kagle

Jonathan encouraged homeowners to visit the calendar on the website for monthly meeting dates and events. He announced that we will be looking for neighbors to host the monthly board meetings in 2020. Jonathan requested Director nominations from the floor. None were offered.

Secretary: David Pitkethly

David expressed how important it is to have contact details from every homeowner/renter and encouraged homeowners to add this contact information to the form on the Vuecrest website. He noted that the email lists are managed by KR Billing and are the HOA's primary method of communication.

He announced that once approved all the minutes from every meeting can be found on the website.

A request was made to receive the neighborhood roster by email. It was explained that the roster is not online and is kept private. Mara Pitkethly volunteered to hand deliver one to the homeowner.

Treasurer: Barbara Cosgriff

Barbara discussed the budget for 2020. An extra \$4600 was approved by the Directors for a redesign plan for the common areas. An attendee had a question as to how we could get more interest on the reserve fund. It was discussed that the HOA was restricted by the By-Laws regarding that account.

Barbara announced the retirement of Karen Ross at the end of 2019. She has been instrumental in updating many of the Vuecrest budget reports and she will be missed. We are currently looking for any homeowner interested in assisting in this area.

Mark Mecham requested that a profit and loss income statement be available to the homeowners. Barbara said that it may be possible to get one posted to the website. It was also stated that not every financial document will be posted for privacy reasons, but are available upon request.

There are presently only two homeowners with outstanding assessments.

Safety: Jonathan Kagle for Kathleen McKenna

Jonathan expressed the necessity to know your neighbors and be prepared during inclement weather to reach out and help as needed.

The APP MyBellevue has areas for alerting the city to everything from street pot holes to parking violations. The Next Door APP is recommended for lost pets. We recommend that you report every crime, every time because it bring more police patrols to the Vuecrest neighborhood.

An attendee wanted to report that the city has new camera video surveillance at NE 8th and 100th and it looks all different directions.

Architecture: Mark von der Burg

Announced his retirement from the position at the end of the year. He will be replaced by Rob DeRider as the architecture chair. He discussed the poles and strings process and how many redevelopment and redesign projects are currently underway.

There was a question regarding how the building guide was changed. It was answered that it needs a majority vote from the Directors.

There was a question as to if we were still using Rick Chesmore. It was answered yes, because of his close proximity and fair market cost.

There was a request that each change in the building guide be noted as changed. It was answered that each version of the building guide is on the website. It was requested that all changes be marked with a yellow highlight.

Landscape: Rick Adell

Rick noted that Tim Myer, a Vuecrest resident and Hilltop homeowner, has been in charge of maintaining the Vuecrest landscape for 20+ years. Bartlett Tree Experts have been taking care of the five cherry trees since 2013. He reported on the latest maintenance service accomplished on the Red Oak signature tree. Rick also announced that he will be revising the landscaping plan to cover all common areas, especially the right-of-ways. It will also note any homeowner responsibilities adjacent to these areas.

Good Neighbor: Jonathan Kagle

If you have a problem with a neighbor, we can provide contact information. Neighbor to neighbor contact is usually the most expeditious way to resolve an issue. Your good neighbor committee would be your next step. Then, the City of Bellevue has a mediation service available if necessary.

Because of the limited amount of time, it was announced that discussions regarding CC&R changes and redevelopment issues need an open forum and can be deliberated in the parking lot after the meeting.

Jonathan addressed the good practice of keeping your vegetation trimmed.

Social: Mara Pitkethly

Mara discussed the Easter event and noted that we may not use Animal Encounters from Issaquah next year because of limited animal interaction this year. New residents are always invited to Mara's house for egg stuffing a few nights before the Egg Hunt. It's always a fun gathering.

The Vuecrest 70th Birthday Party Summer Event was lots of fun. There were about 100 people in attendance.

The Book Club is a fun opportunity to meet other homeowners. Everyone is welcome.

We are always looking for new social ideas and people willing to get involved.

Newsletter: Rebecca von der Burg

Rebecca discussed what type of communication the Newsletter represents. She is always looking for a good story or subject, so please send her your ideas.

Website & Social Media-V Hsiao

V confirmed that renters are welcome to add their names to the distribution list to receive the Newsletter and other important neighborhood communications. You can also unsubscribe.

Unfinished Business

Information regarding electronic voting and assessment distribution was given.

NEW Business

A letter from Csaba Kiss was read regarding the need to protect his privacy hedge. He believed the hedge protective restrictions are outdated and need to be changed. There was a discussion regarding the 2/3 homeowner's vote that it would take to make any changes in the By-Laws.

There was a discussion about out of compliance issues. David Pitkethly discussed that he is currently working on the process of informing homeowners, who are selling their home, of out of compliance and/or view blocking issues.

It was reiterated that any variance to the CC&Rs can be obtained with a 2/3 vote from the homeowners. There was a question as to whether or not there was a 2/3 vote when the skyline of Bellevue was added as a protected view.

There was a discussion regarding the process the HOA takes to bring homeowners into compliance with the CC&Rs. The process of letter notification, notification of escrow when a house is on the market, liens, and a notice of non-compliance of covenants attached to the deed were discussed.

The redevelopment of the church property adjacent to Vuecrest was discussed. An attendee thought that the cell tower might be up for renewal every five years which may offer an opportunity to oppose the tower.

A homeowner proposed a committee for protecting views be formed because she claimed the board was allowing too much view to be taken by redevelopment. She also passed around a propaganda flyer that was opposed and objected to by a Director. There was a discussion regarding redevelopment.

There was an open question and answer period for Directors and prospective Directors.

Parking problems within the neighborhood were discussed along with the pros and cons of zoned parking.

Meeting adjourned at 9:01P. Motion by Jerry Lundry and second by Susan Gibson.