

Wednesday, November 15, 2017  
 Fireside Room Grace Lutheran Church  
 9625 NE 8th Street, Bellevue WA 98004

- I. President’s Remarks
- II. Minutes of Prior Annual Meeting
- III. New Members
- IV. Officer Reports
- V. Committee Reports
  - o Safety
  - o Architecture
  - o Landscape
  - o Good Neighbor
  - o Social
  - o Newsletter/Web/Social Media
- VI. Old Business
  - o Safety Camera
  - o Downtown Livability Project
- VII. New Business
  - o Sumiyoshi/Continental Properties development
  - o New metal roof proposal
- VIII. Voting

**Vuecrest Community Association 2018 Proposed Budget**

The Operating Budget for 2017 is forecasted to end positive to the 2017 budget plan. The Proposed Budget for 2017 was developed based on the actual expenses from 2017. The proposed 2018 total budget is comparable to the 2017 total budget. As a result, the proposed per property assessment will increase by 1% to \$303 for 2018.

In September 2017, as required by Washington State, a Level 3 Reserve Study was completed by Jeff Samdal & Associates. Copies of the study will be available at the Annual Meeting. According to the findings detailed in their report, the Vuecrest Reserve Fund balance required for “Full Funding” of our property has been met - at this time we are 107.4% funded. In addition, for the purpose of comparison to their recommended funding plans, our plan to maintain an annual 3% reserve fund contribution is adequate to maintain “Full Funding” of Vuecrest property until 2036.

<b>Operating Budget</b>	<b>Reserves</b>	<b>2018 Annual Assessment</b>
2017 Operating Budget: \$44,786	2017 Reserve Allocation: \$16,500	2018 Proposed Total Budget: \$61,716
2018 Proposed Operating Budget: \$48,386	2018 Proposed Reserve Allocation: \$16,995	Yielding a Proposed Assessment per property owner of \$303

**Vuecrest Community Association**  
**2017 Review and 2018 Proposed Budget**

<b>Account Category</b>	<b>Account Description</b>	<b>2017 Annual Budget</b>	<b>2017 - YTD Actual thru 9-30-2017</b>	<b>2018 Proposed Budget</b>
Reserve Deposits	Replacement Deposit	16,500.00	11,000	16,995.00
Reserve Expenses	Replacement Withdraw			
Revenue	Annual Operating Assess.	(61,286.00)		(61,716.00)
Revenue	Transfer & Devel. Fee	(3,400.00)	(3,300.00)	(3,900.00)
Revenue	Forfeit Escrow Funds		(15,000.00)	(10,000.00)
Revenue	Interest Income - Operating		(375.00)	
Revenue	Interest Income - Reserves	(200.00)	(62.00)	(200.00)
Admin/Office Exp.	Administrative	2,960.00	251.00 (1.)	3,049.99
Admin/Office Exp.	Off-Site Storage	896.00	721.00	925.00
Admin/Office Exp.	Social Expenses	8,157.00	6121.00	7,650.00
Utility Expenses	Electricity	1,433.00	869.00	1,475.00
Utility Expenses	Other Utility	148.00	155.00	152.00
Maintenance Exp.	Grounds Contract	9,785.00	5,604.00	10,080.00
Maintenance Exp.	Plants/Pruning	2,575.00	2,273.00	2,650.00
Maintenance Exp.	Sprinkler Maint./Winter Lighting	3,399.00	1,227.00 (1.)	3,800.00
Professional Fees	Consulting Services	-	1,962.00	1,000.00
Professional Fees	Legal Fees	6,180.00	2,796.00	6,365.00
Professional Fees	Architecture (offset by fees collected)	1,030.00	1,962.00	1,060.00
Professional Fees	Bookkeeping/Mgmt. Fee	4,429.00	6,187.00	13,000.00
Insurance & Taxes	Master Insurance Policy	7,210.00	5,245.00	7,425
Insurance and Taxes	Federal Income Tax	184.00	179.00	190.00

(1.) Variance between actual and budget is results from timing of bulk of expense.

**Vuecrest Community Association Annual Meeting Minutes**  
November 9, 2016 – Annual Meeting held at Rm 1, Bellevue Library, Washington

**Board of Directors**

Eric Passmore (absent)  
Raymon Kooner (absent)  
Eileen Foley

Jonathan Kagle  
Marc Lapsley  
Kathleen McKenna

**Officers**

Jonathan Kagle – President  
Marc Lapsley – Vice President

Eric Passmore – Treasurer (absent)  
Nyla Wang – Secretary

**Committee Chairs**

Architecture – Marc Lapsley  
Good Neighbor – Jonathan Kagle  
Landscape – Rick Adell  
Safety – Eileen Foley (absent)

Social – Melissa Hambleton (absent)  
Welcoming – Yemeka Soga (absent) and Stella Guo  
Newsletter – David and Mara Pitkethly

**Open meeting 7:15pm**

**President's Remarks**

Jonathan Kagle reviews agenda and ground rules for the meeting.

**Minutes of Prior Annual Meeting**

The 2015 Annual Meeting minutes are presented for approval. Nancy Daily motions to approve the minutes as written. Jerry Laundry seconds. The minutes are approved by voice vote, and the motion passes.

**Welcoming Committee** – Stella Guo

Many new home owners in Vuecrest this year. New welcoming gift package introduced.

**In Remembrance**

**Officer Reports**

- President – Jonathan Kagle  
Continued turnover and redevelopment in Vuecrest.  
Changes in Downtown Bellevue  
Thanks to departing volunteers.  
Need for Volunteers highlighted.  
Call for host families for monthly board meeting.
- VP – Marc Lapsley  
Calendar for monthly meetings on [www.Vuecrest.net](http://www.Vuecrest.net).  
Request for Meeting Hosts for meetings.  
Need for Volunteers for architectural highlighted.
- Secretary – Nyla Wang  
Request to keep mailing list current, especially tenant contact details. All Meeting minutes are available on Vuecrest.net. Janet and Mark McClure and Stella volunteer to count ballots.
- Treasurer – Eric Passmore (absent, Marc presented)  
Bookkeeper manage our books, contributing to significant savings. In 2016, we're within budget with favorability mostly driven by transfers from real estate transactions. Operating expenses stay stable year over year. Assessment dues of \$300 proposed per property.

**Committee Reports**

**Landscape** – Rick Adell

Thanks given to Tim Myre for his proactive work to the community. Cherry Trees in esplanade maintenance/treatment program has been successful. Rights of way in good. Holiday lighting in place ready for this holiday season.

**Good Neighbor** – Jonathan Kagle

Process for conflict resolution reviewed – “Direct neighbor to neighbor, Good Neighbor committee, City of Bellevue Arbitration”. Call for volunteers.

**Safety** – Eileen Foley (absent, Jonathan Kagle presented)

Please sign up for Block Watch. Board reviewed the options of implementing surveillance cameras at each of the entrances. The investigation concluded that this was not an option. Alternative is establishing a Neighborhood Home Surveillance Community. The list of homeowners involved in the Surveillance Committee will be known only to the Board of Directors. Registry database expect to be completed soon and further update will follow.

**Social** – Melissa Hambleton (absent, Jonathan presented)

Annual Picnic is a big success. Thanks given to Melissa and all the volunteers. Calls for volunteers and ideas.

**Newsletter, Web and Social Media** – David and Mara Pitkethly, Eric Passmore (absent, Jonathan presented)

Email is our main information delivery forum. The directors deliver monthly newsletters, occasional surveys and time-sensitive communications through email. Twitter and Facebook accounts also exist for Vuecrest, with few activities. The Vuecrest Newsletter is sent out each month. Calls for interesting topics to cover, suggestions and jokes.

**Architecture** – Marc Lapsley/Jonathan

Many neighbors have taken down the non-compliance trees, opening up view corridors for others.

### **Old Business**

**Downtown Livability Initiative** - Jonathan Kagle

Numerous Downtown Livability meetings attended by Board members during the year. Inputs from Vuecrest perspective have been taken into consideration by City and developers. A big Thank You to Jonathan who has put in great efforts to keep neighbors informed and protect joint interest of Vuecrest neighborhood.

### **New Business**

**Sumiyoshi/Continental Properties development** – Sumiyoshi development team.

Vuecrest will not be part of the development final name. Construction access mostly through the 10<sup>th</sup> street. Framing starts in June 2017. Completion expected in late fall of 2018.

**Vuecrest Protected Views** – David Pitkethly

Propose to have the Board of Directors appoint a committee to come up with ways to enforce CC&R and bylaws in protection of “the protected views” as defined in Vuecrest CC&R.

### **Meeting Adjourned: 9:00pm**

Motion to adjourn put forward by Mark McClure and seconded by Steve. Meeting adjourned at 9:00pm.

# BALLOT

ANNUAL MEETING – NOVEMBER 15<sup>th</sup>, 2017  
Fireside Room, Grace Lutheran Church

## 2018 OPERATING BUDGET

(vote for/against; Directors recommend a vote FOR)

FOR

AGAINST

**2018 OPERATING BUDGET**

Cost per Property

**\$303**

## DIRECTORS

(vote for two)

APPROVE

Nyla Wang

Chris Bodiford

\_\_\_\_\_  
(Write in) Floor nominations will be taken at the annual meeting

\_\_\_\_\_  
Homeowner Name

\_\_\_\_\_  
Property Address in Vuecrest

Nyla Wang moved from Sammamish to Vuecrest with her husband and daughter in 2015. She has been serving the community as the Vuecrest Secretary since the beginning of 2016.

Chris Bodiford moved in to Vuecrest on Halloween 2013. It didn't take long for his wife, Kristin, and two boys to see how popular their new neighborhood was. He is specifically interested in helping protect the integrity and character of the Vuecrest neighborhood by serving on the Board.