

MINUTES OF NINTH ANNUAL MEETING OF LYLE RIDGE HOMEOWNERS ASSOCIATION

The ninth annual meeting of the Board of Directors of Lyle Ridge Homeowners Association, a Washington non-profit corporation, ("Association") was held at 1079 Lyle Ridge Circle on September 9, 2016 at 7:00pm.

Members present were Bill MacMillan, President, Michelle Gaddie, Vice President and Elaine Mandato, Secretary. 23 households were represented at the meeting.

Agenda Financials and Board of Director election ballots were handed out.

A call to order was made by Bill MacMillan, second by Ron Livingston.

A quorum was established

New elections took place and were unanimous.

President - Robert Coughlin

Vice President - Michelle Gaddie

Secretary - Elaine Mandato

Old Business was discussed

Reserve Study Requirements - It was discussed whether a reserve study is mandatory or not for our homeowner association. Michelle Gaddie discussed that we are only required if the cost of the study is less than 5% of the annual budget. We are a small HOA and we are not required to have a reserve study. RSW suggests we have a study but it is not required. Michelle Gaddie motioned to not do a survey Tina Provoncha second, all agreed.

The agricultural committee was discussed and a handout was given of the roles and responsibilities. Visual appearance is what we strive for. The board will review adding the agricultural committee to the CCR's. Judy Abbott suggested that if anyone has a medical or other issue and needs some temporary help with their yard, that the community should be made aware and an email should be sent to see if anyone can assist. It was also agreed that it is not required to keep your lawn green in the summer months. A motion was made to restart the committee, second by Jenny Scheinert.

New Business was discussed

Financials were handed out (checking account register, cash flow summary, Income balance sheet and expense balance sheet) . All 2015 dues are up to date. 2016 bills went out. Jeremy Martens asked if the budget spreadsheet can be emailed out once a quarter. Wayne Abbott suggested we post it on the website. The file would need to be password protected if posted.

The issue of gate closures was then discussed. Wayne Abbott explained that he handles all the updates and would need information from any new members including a 4 digit pin. Once the

gates are closed, he will be removing the contractor numbers. Wayne also has gate openers if anyone is interested for \$9.00 each. He will also show anyone interested how to manually override the gate in case of a power outage. We currently have about 4 members who are aware of how to manually operate the gate. A discussion was raised as to how the police, fire, post office, etc would be able to access the community if the gates were geminately closed. A committee consisting of Wayne Abbott, Tina Provoncha and Jack Durbin was created to further research issues concerning the gate.

A concern for neighborhood security was discussed. Michelle Buttigieg stated that her garage doors were found open one morning. Bud stated that there was a prowler at 2am outside his window one evening. Judy Abbott suggested security cameras available at Costco for a reasonable price. It was suggested that homeowners leave their lights on or possibly obtain a dusk to dawn sensor. Please be sure to lock your vehicles. If any issues arise, the neighbors and the board should be notified. It was suggested we form a neighborhood watch.

Michelle Gaddie made a motion to keep the gates open until 9pm on Halloween night. Tina Provoncha second.

Elaine Mandato has a call in to Krieg construction for an estimate to have specific spots on the road repaired. She also has a call in to Whidbey signs to have the front gate sign repaired. The estimates will be emailed once the quotes are received.

The retention pond has been cleaned.

There will be a neighborhood garage sale on October 8th. Anyone interested in participating should contact Jill Coughlin. KelliJo suggested we have a yearly neighborhood garage sale in the spring.

Bill MacMillan discussed that a member is in violation of the CCR's with chickens and ducks. The vast majority of the neighborhood wanted them gone. The owner stated that they were therapy chickens for their children. With lack of information, we had to obtain an attorney. At this time we were still unable to get additional information as to how many chickens and ducks are required for therapy. A decision was made to make a reasonable accommodation by allowing a max of 2 chickens or ducks.

The financials of the attorney were brought up and it was noted that according to the CCR's, Article XIV, Section 4, the board will pursue reimbursement of the attorney fees from the homeowner.

One homeowner stated that a house has the smoke alarm going off constantly and that it is a disturbance. Also, vehicles are driving too fast in the neighborhood and someone is yelling disrespectful remarks at her house.

With no further business, the meeting was adjourned.