

EDGEWOOD VILLAGE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
June 23, 2015

Kathy Shelley, HOA President, called the 23 June 2015 EVHOA annual meeting to order at 3:35 at the Bay Club. Vice President Brett Oemichen, Secretary James Selby and Treasurer Kay Cathcart were also in attendance, as were HOA members listed on the attached meeting sign in sheet. A quorum was declared.

PRESIDENTS REMARKS

Ms. Shelley noted the deaths during the past year of Maggie Yturri and Cathy Hampton, adding that Barclay Hampton had resigned his position on the board in order to care for Cathy in her illness.

She thanked Brett Oemichen for having volunteered to serve out the remainder of Barclay's term on the board, for acting as the HOA ARC chairman and sharing his experience and expertise in the area of ARC matters.

HOA members were reminded and encouraged to avail themselves of the HOA web page and expressed appreciation to Brett for his hand in updating and refining the site. The site contains CCRs, board meeting schedules, agendas, minutes and various documents, such as ARC request forms, for member use. It was also mentioned that recent changes to the Revised Code of Washington regarding HOA communication with members was one of the reasons for the update to the web page. In that context, members present at the meeting were asked to execute an electronic notification consent form authorizing the HOA board send notices and other communication to them via electronic means.

Ms. Shelley acknowledged Mike Armstrong, Jim Nickless and Gale Kulm for serving the HOA points of contact in the area of emergency preparedness matters.

She took note that Edgewood Village is in its fifth years as participant in the Washington Department of Natural Resources Firewise Program. Kay Cathcart explained to members that the program provides for the DNR to assist residents in identifying and neutralizing wildfire hazards in the areas of their homes. She also encouraged members to keep track of hours spent on landscape maintenance efforts in order for her to have a record of "sweat equity" hours expended toward the Firewise Program.

Sue Oemichen was thanked for helping bring about a revival of HOA social events which have included last September's picnic, and January pot luck supper and today's post-meeting barbeque.

#### New Members

Ms. Shelley introduced new members to the Homeowners Association. Those were Jim and Trisha Caddey, along with Don and Misty Silva.

#### Minutes

Minutes of 2014 annual meeting were read. It was moved and seconded that the minutes be approved, which they were by acclamation.

#### Financial Report

Treasurer Kay Cathcart presented the financial report as well as the proposed budget, both of which are appended to these minutes. She added that 19 member dues have been paid while eight have not. Follow up will be accomplished.

It was moved and seconded that the financial report and projected budget be approved and they were by acclamation.

#### Election of Board Members

Two vacancies on the board were created by the expired terms of James Selby and Brett Oemichen. It was presented that there were two candidates for the vacancies; Jane Armstrong and Sue Oemichen. There being two vacancies and two candidates it was moved and seconded that the two candidates be placed on the board by acclamation, which they were.

#### ARC

Brett Oemichen made a brief presentation on ARC permits and the importance of timeliness in their submittal. He indicated that permit applications should be submitted to the HOA ARC by the first of the month that work is expected to commence to allow time to forward the application to the SBCA ARC, if necessary. He provided handouts with examples of various ARC issues and a decision logic table giving examples of which ARC applications are decided by the HOA ARC and which are forwarded to SBCA ARC. In response to a question from the audience, Brett said most ARC permits should be completed within 90 days of their issuance but that extensions were usually easily obtained.

#### LANDSCAPING MAINTENANCE

Brett mentioned that landscape maintenance of HOA common areas is presently being accomplished via a contract with Ramon's Yard Care. Cost savings of previous years has been noteworthy and that there is parity in spending between

the Edgewood Drive and Deer Hollow Cir sides of the HOA. Kay added that some landscape budget funds will be to address possible costs associated with Paradise Bay Rd improvement project. There was also brief discussion as to whether or not the irrigation system at the entry to Edgewood Dr. would be continued/replaced.

All were invited to stay after the meeting to enjoy a barbeque and socialize. Sue Oemichen expressed gratitude to all who provided food and effort for the barbeque.

The meeting was concluded and adjourned at 4:15 pm.

Submitted,  
James Selby  
Secretary

EDGEWOOD VILLAGE HOMEWONERS ASSOCIATION  
Board of Directors Meeting  
June 23, 2015

MINUTES

The meeting was called to order by President Kathy Shelley following the EVHOA Annual Meeting for the sole purpose of electing officers for the new Board.

Motion was made, seconded and passed 4/4 for the following Board positions for fiscal year ending June 30, 2016:

Kathy Shelley	President
Jane Armstrong	Vice President
Sue Oemichen	Secretary
Kay Cathcart	Treasurer

Meeting adjourned at 4:29 pm.

Next EVHOA Board of Directors meeting: September 17, 2015