

**Lake Wilderness Country Club
HOA Board – Monthly Meeting Minutes
September 18th, 2012**

Following is an account of the minutes taken at the LWCC Homeowner’s Board Meeting called to order, by L. Rasband at 6:40pm on September 18th, 2012 at the home of L. Rasband. This was a scheduled monthly meeting.

1. ATTENDEES

The following members of the LWCC were present:

BrinkPM, Inc.:	Sherry Valentine - absent
President:	Lisa Rasband
Vice President:	Shirley Evans - absent
Secretary	Shannon Waldorf
Treasurer	Celina Peterson

ACC Requests	Dick Jennings
Member at Large	John Sheppard - absent

2. REVIEW AND APPROVE AUGUST MEETINGS MINUTES

Already completed via email prior to the meeting.

3. TREASURER’S REPORT/FINANCIALS

Cash in bank: \$36,146.33

D. Jennings made a motion to accept the treasurer’s report, seconded by C. Peterson.

4. BRINK REPORT

The homes listed below have CC and R violations that were addressed at the meeting. Brink management will send a reminder letter to the following homes:

- Div 1 Lot 29: Fence needs painting, RV needs to be moved
- Div 1 Lot 33: Weeds in front yard need maintenance
- Div 1 Lot 44: Boat needs to be moved
- Div 3 Lot 15: Weeds in front yard need maintenance, general yard maintenance
- Div 5 Lot 3: Boat needs to be moved

5. OLD BUSINESS

- 5.1 The board continues planning for community-building events to include:
- A competition for Christmas lights with a gift card award for the three best displays, as judged by a committee of Board members. - **Ongoing**
- 5.2 The board will examine boxes of stored records and determine whether they need to be kept and stored. – **Ongoing**
- 5.3 D. Jennings continues coordinating with Goodfellow Bros., contractor for Witte Road SE roundabout corridor, for damage to electrical conduit serving entrance light. D. Jennings will contact the city of Maple Valley. – **Ongoing**
- 5.4 The board has discussed with Brink the unsightly white fence that is adjacent to the 15th tee-box and 18th green, which belong to the city golf course. Brink will send a letter to the city of Maple Valley in regards to this issue. – **L. Rasband will contact the city of Maple Valley for follow up.**
- 5.5 J. Sheppard will coordinate with someone he knows to work on the HOA website.

6. COMMITTEE REPORTS

ACC requests: ****ALL APPROVED BY THE BOARD****

- Div 1 Lot 41: Approved Painting of house
- Div 5 Lot 03: Approved add attached shed to side of house
- Div 3 Lot 50: Approved replacement of fence
- Div 3 Lot 09: Approved removal of tree
- Div 5 Lot 06: Approved Installation of satellite dish

7. NEW BUSINESS

- 7.1 A blanket lien (which does not put an actual lien on the property, but flags the title company to let them know an HOA is associated with this house sale.) This will be created to be assured new buyers will be given notice this neighborhood has an HOA. This will also make sure new residents are given the CC and R's. L. Rasband will coordinate with S. Valentine from the Brink Property Management to coordinate.
- 7.2 More crime has been reported to HOA board members in the neighborhood. Residents are advised to always report any crimes (even minor) and suspicious activity so law enforcement is aware there is a crime problem. Please use the non-emergency number when it is not a crime in progress. 206.296.3311

8. ADJOURNMENT

Meeting was adjourned at 7:31pm. The next scheduled meeting will be October 9th at 6:30pm at L. Rasband's house.

ACTIONS TO BE TAKEN:

It has been unanimously decided to take the following actions:

Topic	Action	Responsible	Due Date	Comments
5.1	Refine community-building events	Board	Ongoing	
5.2	Examine records for keeping or shredding	Board	Ongoing	Fall project
5.3	Coordinate conduit repair for power to entrance light	D. Jennings	Ongoing	
5.4	Unsightly white fence near golf course	Brink/Board	Ongoing	
7.1	Blanket lien	L. Rasband/Brink	Ongoing	