

Winsper 1 Homeowners Association Annual Meeting Minutes

March 7th, 2018

Board Members Present:

Lynn Lee - President
Mike Luu - Vice President
Daniel Marquette - Secretary

Management Members Present:

Tracy Connor - J&M Winsper 1 Account manager

House Owners Present:

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Call To Order:

Lynn called meeting to order at 7:10 pm

Agenda:

Introduction of board members. Introduced Tracy from J&M

Approve last year's annual meeting minutes. There was a motion to approve. There was a second motion to approve. There was a quorum to approve last year's annual meeting minutes.

What happened in 2017

Discussed play chips and show slides of laying down and distributing them on big toy area.

Got common area plum trees trimmed and shaped.

We had the summer letter go out again.

We had the basketball hoops taken down. And minor fence repairs done to court.

Resolution of water leak of a homeowner.

Paths/step committed completed, submitted and presented for the grant program. We fulfilled our obligation in community volunteer hours. The grant was awarded to Winsper. We got \$8,554 from the city of Renton.

Budget

Delinquent accounts, 3 accounts have settled in full. Great news. Still 1 outstanding account, the largest debt.

Went over budget packet. Includes, profit and loss sheet, balance sheet, last year and this year's budget.

Projected debt payment was better as of the 3 delinquent pay ups.

Went over budgeted numbers for 2018.

Monthly management fees are going up to \$414 a month as part of the new contract we signed. No dues increase thou.

Litigation fees were also put into budget. Most legal fees are taken out of our contingency fund and not regular budget.

Went over final snapshot of numbers.

Lynn asked if there were any questions, objections, suggestions or input. No one spoke up.

There was a motion to pass the 2018 budget. There was a second. There was a quorum that passed this 2018 budget.

Current Issues

Community safety. Documented package theft. It was asked to keep your eyes opened for anything that seems suspicious or not normal.

There was discussion to renew the block watch program.

Brightview will not be raising their prices this year. Lynn went over all the Brightview issues we experienced. Brightview is on probation to see how they do this year.

It was asked if anyone was interested in rekindling the irrigation/erosion committee.

Went over issues with Dees on tract H deed. We Winsper will sign over deed to tract H to Mr Dees, however, it can only be used for Emergency, restricted, access. We are still working out negotiation on this deal. Current deal on the table.

Lynn went over a brief overview of the background on the litigation with Mr Dees.

Lynn went over details of the dispute with Mr Dees to catch everyone up.

Lynn went over options in moving forward with litigation with Mr Dees:

- Negotiate with current option on the table. \$10-15K in funds for this option.
- We cry uncle and the deed is all Mr Dees without any stipulations, less money to spend in this option.
- We fight and say no and spend a lot of money that we don't have.

Covered the indemnity we have from our insurance. 1 million in liability to protect the community against claims damages and 1 million to protect the board members. Tracy assured that Washington laws that our assets are not at risk.

Motion was made for option 1 continuing down current path with negotiating with Mr Dees with the deal on the table. A second was made. A vote was taken and a quorum passed a unanimous decision with this option.

Discussed path committee reconvening to get grant in by next Friday. We had some trouble last year with complying with the cities request for a landscape architect. The city of Renton has granted us a carryover of funds of roughly \$5k in funds.

Is the community still committed to this initiative?

Lynn went over schematic of proposed new path. Went over the material that would be used for the edging of the paths. There are two phases of project, phase 1 and phase 2.

Lynn put out the options we could take here for the path projects.

- Abandon path project where we cease spending money to save it for Dees case but, we would lose the \$5K in city funds.
- Forge ahead of phase 1 of path project and submit grant proposal.

There was a motion to forge ahead with path repair project. There was second motion. There was a unanimous vote to approve this.

It was discussed that the current board will be stepping down once this litigation with Mr Dees is resolved.

New community members need to step up to the board. A special meeting will be called to vote on new board members.

There was a point brought up that at least 1 board member had to stay on the board, however, this is not true. There just needs to be a board.

There was a motion to re-elect Lynn Lee as President of Winsper HOA. There was a second. It was a unanimous decision.

There was a motion to re-elect Mike Luu as Vice-President of Winsper HOA. There was a second. There was a unanimous decision.

There was a motion to re-elect Daniel Marquette as Secretary of Winsper HOA. There was a second. There was a unanimous decision.

The current Winsper HOA board was re-elected.

Lynn brought up the fund cap or approval to pay lawyer for Mr Dees litigation from the community from the last meeting. It was previously capped at \$7.5K. We were asked the quorum to lift this spending cap and give the board the ability to spend what is needed,with lawyer, to close the negotiation with Mr Dees.

There was a motion to give the approval to the board to work with any amount of funds, no restrictions, to close the negotiation with Mr Dees. There was a second motion. This passed with a unanimous decision.

Meeting adjourned:

8:40 PM