

**Lake Jane Estates
Summary - Special Meeting – no quorum
November 13, 2005
Emerald Hills Elementary**

Board Members Present: Duane Shabo, Sue Shabo, Melissa Gubbe, Jeff Brain, Lenore Faulk, Lorine Hegel, Suzy King, Gordon Bowman, Chaunte' Chalcraft, Evelyn Raymond, Gus Lauch

Meeting called to order: Only the three issues which have been presented by mail can be voted on today. Board members were introduced.

Volunteer committee was introduced.

It was suggested that there be a smaller number of homes in a group, with a volunteer to inform/check with each home as things happen. While there were close to 140 members represented by proxy or present in person, there was not the number needed for changes in bylaws. Therefore, discussion was conducted, preferences of those present recorded, and no votes taken.

Amendment #1

Change the date of the annual meeting from the last Sunday in July to the second Sunday in September.

Debra Ewing spoke to the need of having the meeting at a time which is more convenient for all members. Duane thanked the person who sent out the flyer which was antagonistic to the proposed amendments for communicating well, and helping us see ways to communicate better. Those present showed hands as the majority wanting to change the date of the meeting. Members who own two properties would like to have two votes.

Amendment #2

Discussion of approving the ability of the board to recoup the money lost by the association to fight a lawsuit if the board wins the lawsuit.

Those present showed hands to show that they would like to have more information from the lawyers to be certain this is not going to end up costing us more because we then have to pay more to get the money back. It would be possible to put a lien on the property? Write that into the bylaw change, or have the attorney handle it as the law states. With these things considered, most present would support the action.

Dana Brown, Lot 2-2-1 --A neighbor put in a shed, not knowing he should get permission, and this says we could sue any member the board chooses. Members would like to limit the lawsuits.

Fire Station Property:

Dave King spoke to the special situation of the fire station property and the city's views of the property. It has already had a lot line adjustment, and two houses built on it. The remaining lot was resold, and left to disrepair. It has been auctioned more than once. The current owner wants to put houses on it. They wanted to put three houses on it, however, the city recommended, because of their new zoning laws, that four houses be put on it. Because of that, the request to LJE was for four houses. Since the decision has been made by the LJE board was to approve the request of not more than four houses, the city is waiting for the property owner to request approval from the city. Neighbors of the fire station proposal were notified and were happy to see the change coming. The majority wanted to see it happen. The procedure for approval looks at the neighbor's opinion, the environmental effect on the trees, lots of issues are considered. Melissa and Gordon both spoke to the difficulty the Board had making the decision about the fire station property, and the responsible process which was carried out.

Communication:

Members like the idea of "precinct" areas within the association, with the "captain" communicating to the board, and to the home owners. There is no need to have a bylaw change to do this, the Board can do this.

Amendment #3

Revise the process to amend the bylaws to allow the Board of Directors to change bylaws by a vote of 60% of the Board Members present.

Things which some would like to change:

Annual meeting date.

Recovery costs from lawsuits

Own two lots, have two votes.

If a home is rented, can the renter use the facilities.

Board members are not currently required to have primary residence within the association.

Redefine a quorum to be 60% of those in attendance, rather than 60% of the homeowners.

Suggested, if no quorum at a meeting, mail out the ballot, then a simple majority will carry the issue.

RCWs give the board the ability to change the dues which means, if there is not a quorum for the annual meeting, and, therefore, the budget is not voted on, the budget is automatically approved.

Reasons for dues increase involve the need to maintain the facilities provided by the association. The value of our homes is protected by the amenities we offer (pool, park, etc.), so we want to protect these. It would be possible to place a cap on the % of increase of the Board can put on the dues for one year. When people owe money for dues not paid, they usually don't take care of their property and it is detrimental to the neighbors.

The members present would prefer 60% of those present (including proxy) at an annual meeting being able to change the bylaws, rather than the Board doing it alone.

The Board is challenged to gather proposals from members, gathering information, and presenting proposals to annual meeting

Board meetings: Where would you like to have the meetings?

Library is free – Those present preferred the Library until such time as it is too small. The Public Safety Building (Fire Station) has a room which we might be able to use, if it is not already scheduled.

The Board will make better ways of communicating

The Board will try to have precincts

The Board will put a summary of this meeting on the website

Respectfully submitted: Sue Shabo, Secretary