

June 15, 2017

Northwood Ridge Homeowners Association Annual Meeting.

Thursday June 15th at 6:30pm held at Robert Seto's home.

Meeting was called to order by Robert Seto at 6:41pm.

Elected Officers and Directors present:

Robert Seto – President

Terri Exner – Secretary

Jed – Treasurer

Kim Bergensen, Joyce, Al, Kendahl, Diane

Agenda for the meeting included:

Discussing Budget Vote

Financial Review

Landscape Maintenance and Common Area

General Maintenance

Kim explained clarification on storm water Drainage Facility Maintenance.

Discussion was made on the Landscaping, paint, budget Revision. Condo's would not have enough in the budget for future building maintenance so agreed to vote in an increase to \$175 per month on the condos.

Joyce brought up concerns with traffic and parking issues in the front, street lights, speed limit, landscaping. There cannot be a same vehicle/trailer on the street within a 48 hour time frame.

Ideas suggested about calling to add speed bumps by our entrance and mail box. Snohomish county names and phone information was given to call in concerns and complaints and requests.

Conversations were brought up to have a mandated light on in the front of each home at dusk. Concern with safety since our HOA has no lights and very dark. Voted a solar or motion detector would be sufficient since some owners did not feel it should be mandated.

Enforced yard maintenance. Rentals need to also keep up to the HOA rules along with homeowners.

Voted that HOA is limited to five rentals, following FHA/Conventional rules.

Voted that no BNB is allowed. Voted one renter would be allowed to an owner. One room not more than two adults and confined to own parking garage/driveway. Voted rules apply as a rent unit and needs to have a completed application sent to the HOA .

This was approved by the HOA present.

Sincerely,

Terri Exner

Secretary