

**Bauer Highlands Homeowners Association
Annual Meeting
Cedar Mill Library Community Room
Thursday, April 21, 2011**

Owners Present: By sign-in sheet and proxy.

Others Present: Andrea Klopfenstein (Community Association Partners)

1. Call Meeting to Order. Andrea Klopfenstein (CAP) called the meeting to order at 6:35 p.m.
2. Verification of Notice Given. Andrea confirmed that notice had been provided to all owners per the Bylaws.
3. Verification of Quorum. Andrea confirmed that quorum had been reached in person or by proxy.
4. Approval of the April 19, 2010 Annual Meeting Minutes. It was moved, seconded and approved to accept the minutes as presented.
5. Resolution for Revenue Ruling 70-604 Election. Andrea explained that it is generally beneficial for associations to adopt this resolution. It was moved, seconded and approved to adopt this resolution.
6. Call for Candidates and Candidate Forum. Wendy Clifford and Reena Aora are willing to run again.
7. Election of Directors. Those present unanimously assented to elect Wendy and Reena to the Board.
8. Treasurer's Report. The current balances are:

Operating Account:	\$	39,137.03
Operating Reserve Account:	\$	18,058.61
Capital Reserve Account:	\$	<u>28,104.12</u>
TOTAL:	\$	85,329.76

9. New Business.
 - a. Financial reports. An owner requested that the Board provide financial reports at Board meetings. The Board agreed this could be done and would be done at subsequent meetings.
 - b. Front entry. Cascadian Landscape and Martin Saunders will be redoing the front landscaping to address the drainage problem and generally improve the appearance of this area. The drainage problems will also be addressed.

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c. Stabilizing street trees. An owner asked about staking up street trees. Martin Saunders said that the street trees should be well established by now and shouldn't need staking.

d. Warranty issues with homes. Some owners have noticed problems with their Legend homes. The Board agreed to post information on the website.

e. Park area. Owners wondered if there were further plans for the park area. The committee has not set a meeting date but plan to meet in mid-May. The committee will look at possibilities for playground structures and public benches and will be prepared to make a recommendation to the Board at its next meeting.

f. Compliance. One owner asked how often compliance drivethroughs happen and Andrea explained that they were once a month in the summer and once every few months the rest of the year.

g. Owner Landscaping. Some owners are having trouble keeping their landscaping up. It was suggested that some reputable landscape companies could be suggested in the next newsletter.

h. Children littering. It was mentioned at a previous meeting that children waiting for the bus were littering. Parents have been spoken to and the problem seems pretty much resolved now.

i. Sidewalk maintenance. Owners are responsible for the sidewalks on their lots. Owners own their lot up to the street (including the sidewalk, street trees and curb).

j. Missing street trees. Some owners have removed their street trees (either because they died or because they didn't like them). CAP will check and send letters out to owners who need to replant street trees on the next drivethrough.

k. Summer barbecue. The Board has not yet set the date for the summer barbecue but August seems to be the best month. Hit Machine was really good last year; they may be asked to return. They will play for a discounted rate on Sundays. The barbecue plan has been abandoned due to lack of interest, so catering will be done instead.

10. The meeting was adjourned at 7:31 p.m.

Submitted by,
Andrea Klopfenstein