



Shelley Lake

***Welcome
Homeowner Informational
Meeting***

Shelley Lake HOA October 22, 2007

* This version was simplified to reduce its memory size

Introductions

- Davianne Buckley, Communications Committee Chairperson
- Norene Green, Treasurer
- Christy Smith, Secretary
- Bill Martin, Director
- Bob Harris, Director
- Doug Wollan, Director
- Mike Syrcle, Director, Vice President
- Scotty Smith, Director, President

Agenda

- Updates
 - Communication Committee
 - Maintenance Report
 - Shoreline Committee
 - Architectural Committee
 - 5th Addition Agreement
 - Well lease Agreement
- Election Process for January 7th
- Financial review and planning for 2008
- Email registration Prize Drawing
- Break
- Question and Answer Session

Communication Committee

- Davianne Buckley, Chairperson

Charter Summary

- Actively inform Homeowners on Association topics
- Promote Community Connection by providing:
 - Newsletters and other mailings
 - Coordinating Social Activities and Events
 - Resident's Directory
- Welcome Packet
- Web site support

Maintenance Report

- Bob Harris, Chairman

Charter Summary

- Oversee all development related maintenance

- Projects

- Shoreline Cleanup
- Routine Maintenance
- “Adopt a Common Area”
 - Need Volunteers for Reflections and outside fence line

Current Volunteers: Vern Glassley, Matt & Amy Kenney, Sharon Molter, Randi, Claudia Hersey

Shoreline Committee

- Thanks to Sam Jacot (new Chairman Needed)

Charter Summary

- Develop, propose, and obtain Board approval and implement a comprehensive Shoreline management plan
 - Weed control and vegetation planting with irrigation
 - Trail maintenance/improvements and signage
 - Water access and water safety
 - Trail and Lake usage rules

New path added for future culvert



Simulated culvert over Saltese Creek



Architectural Committee

- Restructure of committee
 - 7 members – 2 members from board of directors
 - Chairman is the Vice President of the HOA
- Purpose of the committee is:
 - Make sure homeowner's requests will coincide and enhance our community
 - Same rules apply to everyone within the development, regardless where they reside.

Architectural Committee

– CCR Article 7.2

- 7.2 Prohibition of Alteration and Improvement.

Subject to the exemption of Declarant and the Rice Lot hereunder, no structure, improvement, landscaping, drainage plan, movement of soil, fence, or alteration of any kind shall be commenced, painted or erected upon the Property, until the same has been approved in writing by the Architectural Committee.

Architectural Committee

- What requires pre-approval from the committee
 - Major landscape changes, changes to the exterior of buildings, and additional buildings
 - Addition or removal of flower beds
 - Definition of a flower bed includes annuals, perennials, shrubs, and bushes.
 - Hardscape materials
 - Examples: arbors, gazebos, pathways, extension of driveways, water features, retaining walls.
 - Trees
 - Have a dramatic impact to our community when they reach maturity.
 - Placement, size at full maturity, impact to the community

Architectural Committee

- Disapproval of homeowner's requests
 - If the homeowner does not agree with the committee's decision, they may request the committee to reconsider their request.
 - Homeowner will make the presentation of information related to the denied request.
 - Once all questions of committee members have been satisfied, the committee will make a decision whether to overturn the denial.

Architectural Committee

- Presently the committee has 6 members therefore, the committee has a vacancy.
- Requirements
 - Member of the Shelley Lake Homeowners' association
 - Membership must be in good standing
 - Must be able to make decisions based upon the presented facts of the homeowner's request, keeping in mind "does the request benefit the entire community."

5th Addition Update

- 5th Addition Agreement Signed
 - Binding agreement with Mr. Heitman to insure proper completion of 5th Addition and several issues with current PUD through 4th Addition
 - Install Bridge/Culvert and 3rd lake trail access
 - Install auto and pedestrian gates for 5th Addition
 - Perimeter fence installed by June 2008
 - Replace missing or incorrect street signs
 - Contribute funds for shoreline enhancement
 - A few addition other items

Well Lease Update

- Well Lease Agreement Signed
 - Mr. Heitman to assume liability thru leasing of water pump to supplement lake level while working to resolve water right issue or find an acceptable alternative solution
 - Letter of credit provided for funding to cover:
 - Pump usage issues
 - Optional aeration if levels fall below requirement
 - Next step inspect pump so it can be used

Election Process

- Annual meeting we will record the homeowners' vote regarding the recommended changes of the By-Laws.
- Increasing the board of directors to 7 members
- Voting on 3 board members during the annual meeting.
 - Two new directors and Scotty Smith's position

Election Process

- Advantages for 7 board members
 - Odd number will allow the President to vote last on issues without having a split vote
 - Lower director / homeowner ratio = better representation of homeowners
 - Allows for a more stable board after elections
 - Gives us the opportunity to have two board members on the maintenance committee

Election Process

- Voting on 3 board members during January's meeting
 - Requirements for eligibility
 - Member of Shelley Lake HOA and in good standing
 - Ability to make decisions based on factual information keeping in mind “what is in the best interest of Shelley Lake HOA.”
- Nominations are being accepted. Please contact a Director to be considered or to nominate a homeowner

Election Process

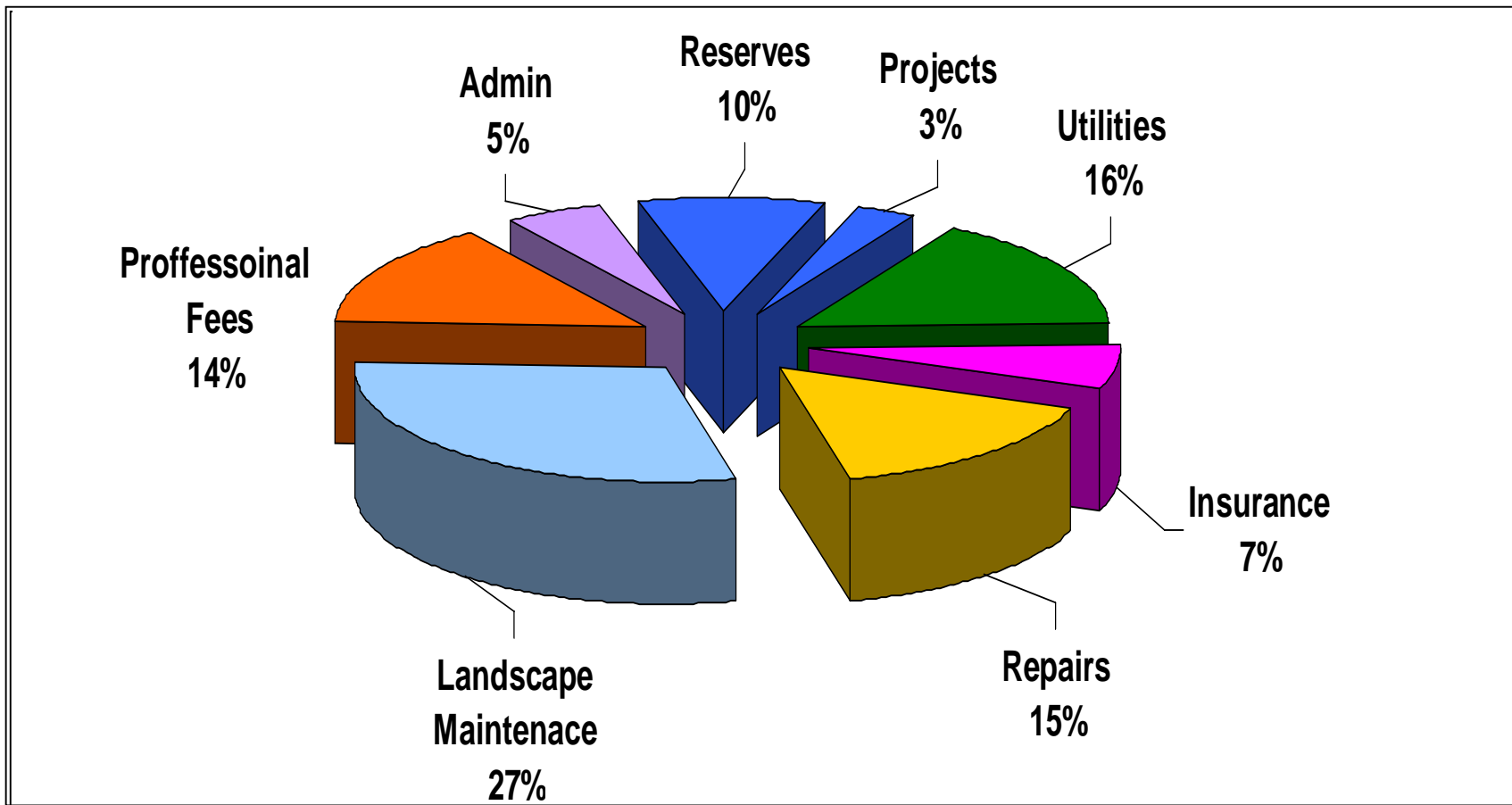
- Asking for nominations for homeowners located in areas up for election
- Having the nominees introduce themselves
- Vote for all open board positions
- Present the results of the votes
- Elect the President, Vice President, Secretary, and Treasurer.
 - President & Vice President must be a board member

Financial Report and Budget Proposal

- 189 current lots at \$30/month \$360/year = potential \$68,040/year
- Dues remain unchanged for over 6 years while support costs have increased
- 3%/year increase over 6 years would have been \$6 more per month for a total of \$36/month dues
- 59 additional lots in 5th Addition at \$360/year potential funds \$21,240/year after 3-5 years (project \$7,200 1st year, \$14,400 2nd year)

Financial Report and Budget Proposal

- How is the money used



Reserve Funds Usage

- *6,000 ft of perimeter wood fence
 - Painting = \$12,000/every 3 years
 - Repair = \$5,000/year
 - Replacement wood \$22/foot = \$132,000/10 years
Requires \$22,000 per year
 - Replacement vinyl \$36/foot = \$216,000/10 years
(Requires \$36,000 per year)
- *1.8 miles of private road
 - General repairs/crack sealing = \$5,000/year
 - Major repairs 10% per year = \$10,000/year
(Requires \$15,000 per year)

(* adding 3,600 feet of fence and .8 miles for 5th
Addition will increase maintenance costs 30-40%)

Reserve Funds Proposal

- Currently have enough income to fund basics with enough volunteers
- 5th Addition adds additional support costs
- Propose dues increase to fund major items like road repair, fence repair/replacement, gate repair, shoreline and trail improvements, etc.
 - \$5/month \$60/year = \$11,340/year
 - \$10/month \$120/year = \$22,340/year
- In 3-5 years 5th Addition will add:
 - 59 lots at \$360/year = \$21,240/year
 - 59 lots at \$420/year = \$24,780/year

Break

- Drawing for Email Registrations
- Enjoy some refreshments
- Meet a new neighbor
- Volunteer for a committee

- Restrooms are located in the hallway across from the office.

Thank you Volunteers

Sam Jacot

Derek Buckley

Fred Samuelson

Doug Wollan

Lorna Cobb

Sharon McHugo

Bill Martin

Mike Kenney

Earl Chapman

Robert Towne

Donna Jacot

Joe Tran

Mike Syrcle

Sandie Wollan

Doug Duer

Dave Schmitt

Bob Harris

Dan Pfeiffer

Mike Kenney

and more

Davianne Buckley

Judy Glassley

Jason Coffin

Dave Syrcle

Jennifer Duer

Cindy Schmitt

Mike Andrews

Christy Smith

Scotty Smith

Q&A

- We invite your questions
- Please keep your question generic (for example don't use your neighbors name.)
- Please be respectful of others
- Your area director is also a resource available to answer your questions anytime
- Q&A session will end at 9:00 PM

Q&A

- Davianne Buckley, Communications
- Norene Green, Treasurer (Absent)
- Bill Martin
- Bob Harris, Maintenance
- Doug Wollan, Architectural
- Mike Syrcle, Vice President, Architectural
- Scotty Smith, President, Shoreline/Lake/5th