

Home Owners Association
Olympus Div 4 "The Vineyards"
Newcastle WA 98056

The 2015 Annual HOA meeting took place Wednesday December 2nd at the Bellevue Fire Station #9 . The meeting was called to order by President Philipp Schmidt Pathmann at 7:15 PM.

Those in attendance were:

Philipp Schmidt Pathmann, Betty Chalfant, Courtney and Coert Voorhees, Jim Quigg, Vikas Luthra, Dee and Bob Mulford, Carsten and Cathy Stehr, Gary Ponich, Lesley Larson, and Rick and Teddy Armstrong.

Other residents who were unable to attend but who sent in their proxy votes, accounted for 26 voters which brought the total in attendance up to the quorum needed for passage of any proposals.

Secretary Report:

The minutes of the Annual meeting from 2014 were read by Cathy Stehr and approved.

Treasurer's Report

Treasurer Carston Stehr reviewed the Budget Performance and Balance Sheets as of November 30th 2015 including the proposed budget for 2016. Discussion followed regarding the proposal on the table for lowering the dues for the homeowners from \$157.00 per year to \$125.00 per year. Budget approved pending the outcome of the vote later in the evening concerning the assessed amount of the dues for each home for 2016.

Architectural Committee Report: Courtney Voorhees gave an explanation of what this committee does: The committee monitors the condition and the appearance of the homes in general in order to maintain compliance with the CC and R's. It makes decisions along with the HOA board regarding types of roofs allowed, colors of paint, placement of sheds, as well as decisions on landscaping issues. Protocol Property Management then sends letters to any homeowner out of compliance. Philipp Schmidt Pathmann also pointed out other issues that come under the heading of the Architectural Committee. These issues include the maintenance of the Vineyards' signature trees, the Thundercloud Plum trees, which need to be cared for by the homeowners if they have them on their property; also, the issues of homeowners installing drainage pipes which then drain water onto sidewalks come under the Architectural Committee as well. A problem such as this faulty drainage pipe installation also comes under the jurisdiction of the city of Newcastle.

Welcome Committee Report: Jim Quigg delivered "welcome to the neighborhood bouquets" to two new homeowners this year.

New Business: Ideas for future consideration were proposed:

- organizing social events (like we used to) in our own neighborhood

- supporting the social events in the Olympus neighborhood with a donation from our HOA since our community homeowners enjoy these free Olympus events as well.

(2)

- A discussion followed regarding the installation of video cameras at the entrances to our neighborhood in order to deter and to help catch thieves. It was mentioned that this motion was actually voted on and approved by the HOA years ago, but never acted upon. This issue will be looked at again and put up for a vote if no record can be found of the previous approval.
- Vikas Luthra discussed the up and coming web site for the Vineyards HOA that he is putting together. The website address will be: www.thevhoa.org. The snow plowing of our streets was also discussed....as it affects anyone living in a cul d'sac. It was determined that snow plowing did not come under the jurisdiction of our HOA.

Guest Speaker: Don Marsh from CENSE (Coalition of Eastside Neighborhoods for Sensible Energy) spoke with a power point presentation regarding the threat to the infrastructure of the eastside neighborhoods should Puget Sound Energy succeed in placing miles of 130 foot tall power poles on the East Side including right through the middle of Newcastle. He discussed the flaws in the PSE proposal, as well as the safety issues with running it along the underground jet fuel pipeline that reaches to Seatac Airport. Also Mr. Marsh pointed out the significant decrease in the value of our homes plus the destruction of the beauty of our neighborhood as well as the destruction of the beautiful views we have out of our windows should this project go through. CENSE has hired transmission experts to check the facts, to review outages, and reliability and to review the huge safety issues around the pipeline. These reviews will be completed by the end of 2015! Alternatives were discussed as well as the true cost of the project.....billions of dollars which will be absorbed by the residents of all the neighborhoods and will naturally be profits to PSE. Mr. Marsh reviewed CENSE's finances and asked for donations to support their work that will benefit the residents of the Vineyards as well as the entire town of Newcastle.

HOA Proposals Up for a Vote at this session:

- Lowering the HOA Dues to \$125> RESULT: "NO" Dues will remain the same as in 2015. The budget will be adjusted accordingly.
- Contributing \$1500.00 from the Vineyards HOA treasury to CENSE.....> RESULT:
"YES" . A check will be made out and mailed to CENSE.

Meeting adjourned at 8:45pm.

Respectfully Submitted: Cathy Stehr, HOA board secretary 2015 and....



Dolores (Dee) Mulford board secretary 2016