

LIBERTY WOODLANDS HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES MAY 20, 2017

The Annual Meeting of the Liberty Woodlands Homeowners Association was called to order by Mary Ann Bailey, President at 3:10 pm at OCEC 93 W Chewuch Rd, Winthrop, WA 98862, pursuant to a proper notice being sent to the address on file of all lot owners of Liberty Woodlands Homeowners Association by Mary Ann Bailey, President.

In Attendance (Quorum Report): Mary Ann Bailey, Lee Whittaker, Bryan Burpee, Joseph Hill, Deb McLaughlin, Carrie Hite, Gay Northrup, Ryan Audett, Ray Bernsten, Ginny Kerstetter, Michael Kerstetter, Ben Johns, and Veronica Johns. A quorum was present with sixty-eight percent of the community present or represented by proxy.

Presenter: Terri Williams, Okanogan Conservation District, Conservation Planner for Fire Recover and Firewise.

Williams outlined how property owners can reduce the risk of wildfire damage to their cabin with property management guidelines. Pamphlets were available that summarized best practices.

Discussion followed:

- LWHA has been a Firewise community since 2013. Gay Northrup will send the original assessment report which will be updated at some point in the future to the members.
- Thinning trees. Homeowners should thin new, small trees prior to them becoming major trees and limb trees to reduce chances of grasses and ladder fuels reaching tree crowns

Motion to approve minutes from 2016 annual meeting made by Gay Northrup. Bryan Burpee seconded the motion. Motion carried unanimously.

Treasurer's Report – Bryan Burpee, Treasurer
Brief summary of budget and short historical context.
No general dues increases in 2017.
10% increase in water dues
Water and sewer hook up fees remain unchanged from 2016.

Motion to approve the budget for 2017 made by Carrie Hite. Gay Northrup seconded the motion. Motion carried unanimously.

Architectural Committee Report – Joseph Hill, Chair

- LWHA became a planned development community (PD or PUD) in the 1980's.
- 2000 – 2013 Approximately 7 cabins were built increasing the cabin count from 3 to 10
- Between January 2014 and December 2016 five additional new homes were built increasing the cabin total to 16
- Between January 2017 and the present nine homes are approved for construction over the next 12 to 24 months which will soon bring the total number of homes in LWHA to 25.

New Okanogan County regulations are now in effect which require those seeking new building permits to provide well reports to the County. These well reports are now found on our www.libertywoodlands.com website.

Rental homes are allowed in LWHA. However, regulations may eventually require a sprinkler system or plumbing for a sprinkler system for rental properties. Consider this when planning your build. Consult the appropriate Okanogan County department.

Please note that LWHA construction guidelines may change as LWHA gains more experience with our fast growing community in an effort to help assure an environment conducive to both residents/ rental guests and new home construction needs.

Property Report – Gay Northrup, Property Manager

Fall 2017: The US Forest Service plans to burn all the burn piles on USFS land contiguous to LWHA in the fall. Homeowners can burn 'downed and dead wood' on their property and help maintain community property but it is imperative to follow best practices guidelines. Pamphlets are available that outline proper precautions to take when burning small piles. Please call the proper authority to determine if there is a burn ban – District #6 Fire Department and/or the DNR. Use common sense during dry seasons.

Thinning: If you have a choice about thinning a fir or ponderosa, cut the fir. Ponderosas have some natural fire resistance.

Bears and deer: Bears tend to arrive in April or early May. It's critical to protect bears and your property by not leaving garbage outside or in cars/trucks. Garbage should be locked away in a secure shed or cabin. Please do not leave food out to feed the animals. Deer can die with a full belly of the wrong type of food. They browse twigs and such and do not thrive on human food or compostable fare. Bears can become a nuisance which may lead to euthanasia by the WA Department of Fish and Wildlife (WDFW).

Fall hunting season: Hunting of deer or other wildlife is not allowed in The Woodlands. No firearms. If you see vehicles scoping out deer or other wildlife please get their license plate number/take a photo graph and try to determine identifying characteristics of the driver and passenger/s. Either report them to the local police (911) and let me know in order to assist.

Sewer and septic information: Please review this information found on our website under Policies and Best Practices. Homeowners are financially responsible if their actions damage the delicate balance in the community sewer system. (LWHA CC&Rs).

Reflective house number signs: These number signs which can be ordered through the Wildland Firefighters Assn (District 6 Fire Department) are highly recommended. Although you may think they are unsightly, you will have a different opinion if emergency services or delivery services are unable to find your cabin. It is imperative for rental cabins, if not everyone, to use these signs so that residents and guests know how to direct emergency services to their location.

Fire hoses: There are eight fire hydrants (risers) throughout The Woodlands. In an emergency, first call 911 and then use the hoses. Directions on use can be requested from Gay Northrup or are found on the outside of the pump house. Owners are encouraged to become familiar with their use before it may be necessary to use them.

Power outages: We frequently have planned and unplanned power outages. If the power goes out our water system, dependent on this power, will not work. Keep extra water on hand for drinking water and toilets.

Liberty Court and low cost housing and agriculture Report – Lee Whittaker

Lee Whittaker shared some preliminary ideas. He states his plans are likely to evolve and shift. Lee shared some history of the relationship between Liberty Court Planned Development and The Woodlands (Liberty Woodlands PD). Density zoning in Liberty Court allows for a vision of low-cost housing and farmlets.

Election of new officers (May 2017 – May 2018):

Mary Ann Bailey presented the slate of officers and board members

President: Bryan Burpee

Board Members:

Joseph Hill

Tony Bacso

Veronica Johns

Marsha Moratti

A motion to approve the slate was made by Carrie Hite. Gay Northrup seconded the motion. The motion was carried unanimously.

A motion to adjourn the annual meeting was made by Deb McLaughlin. Bryan Burpee seconded the motion. The motion was carried unanimously.

Annual meeting was adjourned at 4:50 p.m.

Attest,

Deb McLaughlin, Acting Secretary