

Liberty Woodlands Homeowners Association

Minutes

Special Membership Meeting
September 29, 2019, 10:00 a.m.
Mazama Community Club

LWHA President Jordan Gevers called the meeting to order at 10:15 a.m.

Members in attendance introduced themselves.

Members in attendance:

Sean Ardussi & Susan Sayers, Gay Northrup & Mary Ann Bailey, Leslie Bower, Nicholas Brown, Bryan Burpee, Jim & Melissa Cahill, Joe Denhartog, Jordan & Karlie Gevers, Traci Hanks, Richard & Virginia Huehnergath, Ben & Veronica Johns, Brian & Marsha Moratti, Gregory Mroz & Laura Backer, Jon & Marci Peterson, Dennis & Jackie Osthus, Brian Sweet, Gilda Wheeler and Lee Whittaker.

Members represented by (Proxy):
One vote each.

Tony Basco (Brian Burpee), Arlo Borgnino (Brian Burpee), Jane Brady (Gay Northrup), Justin Hall (Brian Burpee), Kimberly Underwood & Sam Laity (Jim Cahill), Hugh & Torvill Owen (Brian Sweet), Donald Preiss & DeAnne Fuller (Jordan Gevers), Tim Shapley (Bryan Burpee), Peter & Susan Valaas (Brian Sweet) and Brett & Megan Zalkan (Bryan Burpee).

Jordan introduced the two agenda items:

1. Reserve Study

The Reserve Study is a professionally-prepared examination of LWHA's physical infrastructure and its anticipated maintenance costs compared to how much the community has saved in reserve accounts. It answers the question "How much will it cost to maintain the Woodlands' community infrastructure over the next 30 years?" The primary purpose of this study is to provide LWHA with a planning and budgeting tool to maintain the property 30 years into the future without unexpected special assessments.

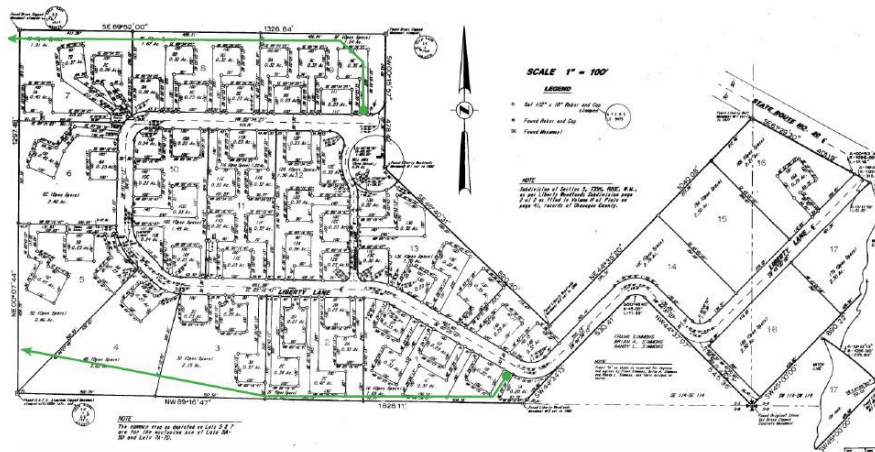
Year	Dues Increase Over Previous Year	Annual Dues
2019	N/A	\$240
2020	\$232	\$472
2021	\$7	\$479
2022	\$7	\$486
2023	\$7	\$493
2024	\$7	\$500
2025	\$8	\$508
2026	\$8	\$516
2027	\$8	\$524
2028	\$8	\$532
2029	\$8	\$540
2030	(\$44)	\$496
2031+	Increase of approximately 3% annually to account for inflation	

Following discussion, Bryan Burpee moved to approve the 10-year funding option, beginning with the June 2020 dues. Gilda Wheeler seconded the motion. The motion was approved with 30 members voting in favor and 9 members opposed.

2. Ski Trail Pilot Project

At the May 18, 2019 annual meeting, LWHA members voted to develop a pilot ski trail for the 2019/2020 season. The Ski Trail Committee was charged with conducting an assessment of trail location options and implications to be presented to the LWHA members at this special meeting.

Two possible routes were considered: Route A is the Evergreen Trail running along the northern boundary and fire break of Liberty Woodlands. Route B is the Forest Service Trail and runs along the southern boundary of Liberty Woodlands.



On June 28, 2019 ski trail committee members, Gay Northrup, Brian Sweet and Jim Cahill, walked the two trails with James DeSalvo, Executive Director, Methow Valley Ski Trail Association and Steven Devin (a neighbor residing adjacent to the Woodlands and volunteer groomer of the pilot project trail). Mr. DeSalvo's assessment of the two routes determined that the north fire break between the Woodlands and the neighboring Evergreen community is the only viable option because the slope grade of the Forest Service (south) trail is too steep and would require substantial clearing.

Members considered allowing dogs on the Woodland's portion of trail as far as the junction with Timberline Meadows. Dogs are not allowed on the Timberline Meadows trails. Observations from other locations where dogs are allowed in the Methow Trails network reveal they have minimal impact on the trail surface. Members also discussed inviting McKinney Ridge neighbors to use the trail.

There was also discussion on signage and methods to collect feedback from users.

Brian Sweet moved that LWHA implement a pilot ski trail along the Evergreen fire break, beginning at the western edge of Woodlands, continuing on community property along the northern fire break and exiting through Lot 9E on to Liberty Lane.

There was additional discussion about marking existing sewer pipe clean outs in or near the trail route and removing a berm in the trail, distributing soil and rocks to provide additional coverage to an area of shallow pipes.

The motion was amended to move the trail to avoid existing sewer pipe markers and to remove a small berm, to allow dogs on the trail and to invite McKinney Ridge residents to use the trail.

Marsha Moratti seconded the motion. The motion was approved with 38 members voting in favor and 1 member opposed.

As the meeting adjourned at 11:45, all were invited to a ski trail/fire break work party at 1:00 p.m.



Work party crew. With the help of Methow Trails' equipment and staff, the entire route is just about ready for snow. Grooming can begin after the first two feet fall.

Marsha Moratti,
LWHA Secretary