

CASTLE PINES HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS

MEETING MINUTES
OCTOBER 11, 2009

DIRECTORS IN ATTENDANCE:

David Spinelli, President
Mike Woerner, Secretary/Vice President
Dustin Hubbard, Treasurer

ALSO IN ATTENDANCE:

Sandi Lappano, Landscape Committee
Greg Tacchetti, Architectural Control Committee

The meeting was called to order at 7:11 p.m. at the Spinelli home. The Board minutes of May 17, 2009 were approved, unanimously.

David opened the meeting by leading a discussion regarding a succession plan for Mike Woerner's Board position, as Mike's term expires at the next annual meeting in March, 2010 and Mike does not wish to be re-elected to the Board. David said that he may need to leave the Board in January if he is appointed to the City's Planning Commission, and while Dustin has one more year remaining on his term, Dustin also expressed interest in leaving the Board before his term expires. After discussion, it was agreed that David would send an e-mail to the Association asking for others to volunteer to serve on the Board. The Board agreed that it would be important to have an orderly succession plan, so that there would be continuity in Board service.

Treasurer's Report

Dustin was unable to provide an accounting, due to difficulties with accessing the HOA account at U.S. Bank. The account at U.S. Bank had been established by one of the builders when the HOA first came into existence. U.S. Bank has changed its account rules and requires a new account to be established for the HOA. Due to logistical issues, Dustin determined that it would be better to find a bank that was located closer to the HOA (i.e., on the Plateau) rather than the U.S. Bank branch in Issaquah. He suggested Bank of America given his familiarity with BoA's on-line banking features. To open a new account, though, the Board will probably need to appear at a banking institution together to sign the relevant paperwork. Dustin agreed to contact Bank of America to find out what paperwork is required and who needs to sign on the account. The Board thereafter voted and agreed, unanimously, that a new bank account for the HOA should be established at the Bank of America branch on the Plateau.

Landscape Committee Report

Sandi prepared the attached report and led a detailed discussion. The Board wishes to once again compliment the Landscape Committee for their hard work and recognized that it had received lots of compliments on the seasonal color. There was a discussion about the possibility of retrofitting the Association's landscape lighting with a low voltage system. To that end, Bill Ellsbury of Moon Shadows Landscape Lighting will be invited to attend the next Board meeting to answer questions regarding his proposal. David agreed to so inform the HOA via e-mail and invite them to attend the

December Board meeting. If the Board decides to move forward with a recommendation to change the landscape lighting system, dues for 2010 may need to be increased. Final approval of retrofitting the landscape lighting, though, will be put to a vote at the next annual meeting in March of 2010.

Architectural Control Committee

Greg Tacchetti reported that there are no new issues, but that there are a number of houses that may be repainted in the upcoming months and year. The Board discussed the need for homeowners to get approval of their paint colors from the ACC, and that a reminder should be posted on the website along with a list of painters who have been used by Association members.

Social Committee

The August golf event was canceled due to low turnout. The Board asked Greg to pass on to the Social Committee that if the Social Committee is interested in using some of the funds that had been set aside for the golf event for the holiday event, they must first provide a recommendation to the Board.

Communications Committee

David and Mike agreed that they would work with Cilla to update the website. The Board again recognized the need for a volunteer to assist Cilla with maintaining the Association website.

New Business

David made a report on the status of various construction projects and planning within the City of Sammamish.

The Board decided to send out an email communication to the general HOA addressing several points:

1. Invitation to the December Board meeting to review the low voltage lighting proposal
2. Reiterate the need to get ACC approval prior to painting homes
3. Appeal for volunteers for the Board position(s) coming up in 2010
4. Provide an idea for school community service hours by cleaning Main Drive between Castle Pines and Chambord

Next Board Meeting

It was agreed that another meeting should take place close to year end, so that the Board can review its financial position and set dues for 2010. Dues notices need to go out towards the end of the calendar year. The Board expects the next meeting to occur on December 6, 2009, at the Spinelli house at 7:00 p.m.

Whereupon the meeting was adjourned at 8:15 p.m.

Castle Pines Landscape Committee Report October 11, 2009

BR Landscaping – Common grounds' maintenance continues to be very good. The laurel hedges and pyramidalis were pruned this summer to maintain their shape and size. The willows along the path to the Plateau Club require more frequent maintenance and BR always comes out promptly after we request a trim. Russ Jansky has been very helpful by providing notification when the willows require attention.

Irrigation – The summer heat required additional cycles to run, however, we tried to water a little longer on watering days, but not quite so frequently. The intentions behind this were to help the trees establish stronger tap roots and to acclimate the vegetation to nature, so it would require less water. Dustin, please advise the committee on water usage, compared to last year, so we can develop a plan for next year. I adjusted the watering times and days to the weather conditions, once we got past the heat wave. The systems are turned off, as of October 8, and BR will likely be out to blow-out the lines during October.

Sprinkler head repairs were required this year. A couple of sprinkler heads were likely damaged by children's foot traffic and rocks being dropped on top of them. A few others needed to be adjusted to allow for better coverage or to accommodate more mature landscaping.

Seasonal color – The seasonal color this year was a bit different than in years past. We added some new combinations and did the planting ourselves, so it was consistent with the plan for flowers that were ordered. A few more plants were ordered, but we saved more than the cost of the plants by doing the planting ourselves, however still got BR's professional discount on the price of the plants. We've received many compliments on the flowers, so may use the same process, yet mix up the color schemes in the future. It's about time to order the fall/winter plantings, so I'll go to Squak Mt. Nursery to select the flower combinations, then have BR order them.

Bark – The playground park and pathway to the Club were mulched this year. The crew used garden rakes to loosen up the existing mulch on the island, which still had a sufficient layer of mulch, to give it a fresh look. Some of the extra bark was dispersed at the top of the hillside near the viewing park. Kids climbing and sledding on that steep area near the fence had knocked down all of the existing mulch, so it was barren.

Katsura Trees on SE island. This island does not have a sprinkler system, so the 1-2 katsura trees have not done very well. We'll wait until spring to analyze their health, but they may need to be removed. It's probably not practical to replace them with new trees unless someone wants to take responsibility for watering them.

PhD Landscape Maintenance – Fertilization has continued on schedule and the results are evident. They offer a spring lime treatment for \$64.80 and core aeration for \$90. I'll inquire with BR Landscaping to get their estimates for these treatments, as they are good investments and we haven't done this for a couple years. Once we have BR's price, we can schedule a spring treatment.

Lonnon Arbor Care – Six pine trees were wrapped and treated to control sapsucker activity. The birds drill holes around the tree trunks & sap pours out of the holes, weakening them. The pines will receive a systemic treatment for pine beetles this fall, in an attempt to curb the presence of the insect. Infestations can kill the pines in a very short period of time.

The sickly and dead rock roses were removed and replaced with Viburnum Davidii and Pavement Rugosa. The combination should provide year-round foliage and additional color during the summer. I hand watered them 2-3 times daily during the hot spells, but now they seem to have established.

Lonnie will be replacing the redbud tree on the hillside of the viewing park. There won't be a cost for the replacement, as it failed to establish from the last transplant a year ago. Hopefully this time it will take and provide a beautiful display in the future.

This spring we replaced 2 up-light lenses. One of those lenses has broken, again, so I will order another lens. I think it broke because wet mulch covered the lens, however, I can't rule out that someone didn't step on it. I need to replace 3 bulbs, so a light bulb run is scheduled for this week.

We hired an electrician, Paul Lawson, to repair the up-light in front of the center monument at the entrance. He was recommended by Bill at Moon Shadows Landscape Lighting and we were very pleased with his service. He came out the next day, made the repairs and was reasonably priced.

Bill Ellsbury of **Moon Shadows Landscape Lighting** understands that the Board wants to present the bid for converting the existing common grounds landscape lighting to the homeowners at the Annual HOA meeting in March. The Board may want to consider how to present this. Would it make sense to inform the homeowners of this consideration and facts in advance, so we can gather questions, then address them with answers before or at the meeting? Bill would be more than happy to make a presentation to the homeowners at the Annual meeting, if you'd like.