

**Compton Green Homeowner Association  
Annual Meeting  
Tuesday, June 7, 2016**

The CGHA Annual Meeting was called to order at 7:10 PM at Cherry Crest Elementary School.

The current members of the board present were introduced by the President, Ray Reass: Carol Leyton (Vice-President), Leeds Gulick (Secretary), Dan Conti (Treasurer), and Olivier Arbey (Member at Large).

**Roll Call and Certification of Proxies**

The secretary noted that members representing 24 lots signed in and that a quorum was achieved. It was also noted that 14 proxies were received. Every proxy voted for each measure.

**2015 Annual Meeting Minutes**

The minutes of the previous Annual Meeting were approved. John Roche objected to the minutes referring to discussion of his past legal issues.

**Treasurer's Report**

The Treasurer's report, which was mailed to the membership for the annual meeting, was summarized. Expenses came in lower than the previous year.

All lots have paid dues except for Tract F.

Chipper service will be included in the budget for in 2017.

The Treasurer reported that the maintenance fund has a balance of \$4,400.

A motion was unanimously approved to continue the dues at \$140 per CGHA lot or tract.

A motion was unanimously approved to accept the budget for the next year.

**President's Report**

**Trees**

Jessica Atherton of the Architectural Committee began discussion on trees. She said that implicit procedures need to be made explicit to avoid unintended or tortured interpretation.

Mediation for the Crick tree removal was discussed.

Members were reminded that a Project Review form was included in the Annual Meeting packet and that submitting this form should be done first to avoid expenses if declined.

A working group has been formed to consider tree topics. These include replanting, tree care, uniformity with neighboring HOA's, working with the City of Bellevue to disseminate information and to bring about ordinances to maintain Bridle Trails area trees, and to coordinate with other Bridle Trails groups.

An extended discussion ensued with Michael Crick maintaining that the Compton Green covenants and the duties of the Architectural Committee give no special status to trees and they do not have jurisdiction concerning tree removal. President Ray Reass pointed out that Article 7 gives general authority. Several other people made statements supporting the value of trees to the neighborhood and the authority of the Architectural Committee concerning trees.

### **Email Blast System**

President Ray Reass said that about a third of households have subscribed to the CGHA email blast system. Those who wish to subscribe should contact Ray. The system is outgoing only.

### **Web Page**

President Ray Reass said that a CGHA web page is under construction and should be completed by next year. It will initially contain CCR's, bylaws, budgets and meeting minutes.

### **Board**

President Ray Reass reported that Olivier Arbey is leaving the Board and will be replaced by Christine Garnett on July 1<sup>st</sup>. Ray said that the Board was a great way to get involved.

### **Energize Eastside**

Pam Johnson from CENSE (Coalition of Eastside Neighborhoods for Sensible Energy) reported on Puget Sound Energy's Energize Eastside power transmission infrastructure project they are opposing. She maintained that the Environmental Impact Statement was vague and that location alternatives had been changed. There is concern about the visual impact of the tall towers. There is doubt about the purported need of additional power for the Eastside, especially since no technical improvements are assumed, and claims that the project is for transmission of power from Canada.

### **Roche Legal Action**

John Roche was given the opportunity to present his views on the legal case related to his non-payment of HOA dues and a discussion ensued.

Mr. Roche claimed he has been overbilled and is therefore refusing to pay. He claimed that he was willing to settle but CGHA refused. Mr. Roche maintained that CGHA is not doing one of its primary duties since 1967, the maintenance of trails. He talked about a two-class system of those with trails and those without, an incorrect payoff amount, and lack of documentation. When asked if he wanted to settle with CGHA, Mr. Roche refused.

President Ray Reass repeatedly asked Mr. Roche if he wanted to settle and was turned down. Ray said that the situation hasn't changed much for two years and that John has created his own problem.

A question was asked about legal fees and President Ray Reass said they would be paid by Mr. Roche.

A question was asked whether the CCR's can be changed to not allow people who have not paid dues to attend meetings and it was thought that this would not be proper.

President Pay Reass said that the ongoing legal proceedings with Mr. Roche have been handled by the Board and that members don't see all the details. A summary report is given at the annual meeting.

The CGHA Annual Meeting was adjourned at 8:05 PM.

Leeds Gulick, Secretary