

NVB June 5, 2007 Minutes

Present: Marco de Sa Silva, Paula Oakdale, Barbara Kalis

Absent: Don Jacobs, John Gregov

Meeting was called to order at 7:45 PM

The minutes were read.

Motion to approve: Paula Oakdale

Motion carried

No treasurer's Report as Don was not present at this meeting.

Old business

1. Neighborhood cleanup: Make sure that the dumpster cost is a part of the budget
Possible to have a second dumpster for NV use in October for Fall cleanup...see if budget will support this
2. Web Site: Neil Miller will charge NV \$200.00 plus \$84.00 to host the site per year. He will charge \$25.00 per hour for extras. For interactive areas in the site Neil estimates the charge to be no more than \$100. However, it as suggested that we give a not to exceed \$500.00 per year budget figure for the web site development, maintenance and hosting.

Barbara Kalis Moved: That NV engages Neil Miller to develop, maintain and host a new NV web site with a not to exceed \$500.00 budget.

Seconded : Paula Oakdale

Motion carried

Marco will contact Neil about a Letter of Agreement for the above work which will cover fees, scope of project and deliverables.

Barbara Kalis is the designated NVB member to meet with and work with Neil on the web site when his LOA is in place.

Discussion ensued concerning the various items/subjects that the NVB would like to see on the web site: Home page, oral history of the Village transcribed, articles, mission statement, covenants, board minutes, possible links to other web sites, announcements from the board, newsletter, trading post, forms (ACC forms, complaint, tree cutting, proxy, voting forms, annual meeting materials). Neil would be the "gatekeeper" but the board would have to approve additions to the site, especially in regards to announcements and trading post.

3. Swim club lease insurance

The "primary non contributory basis" wording in the lease, put in to keep NVC out of the loop of being sued along with CSC if there is a claim made against CSC, is causing concern as it will cost the CSC \$500.00 to put this language in the policy. After some research and discussion

with other sources, Marco suggested the following be added to the policy: a waiver of subrogation clause which requires CSC to waive any subrogation rights against NVC so that CSC insurers could NOT come to NVC to make claims. This will not impair insurance coverage.

The insurer will not have a claim as NVC has NO involvement with what CSC, tenants, do on the property. Both insurance agents (CSC and NVC) will be asked to look at this language and get their input as to its acceptability.

The questions was raised: Should the ACC have any control over what the pool does on the property aside from aesthetics (color, landscape planting, etc). Anything the CSC chooses to do structurally on the pool must go through the City of Bellevue for approval. Does NVB need to be involved? Decision is that the ACC should be involved ONLY in aesthetics so that we are removed from danger of being held liable for what CSC does..

Paula Oakdale asked Marco to memorialize this area of discussion so that subsequent NVB will understand why the decision was made that NVB NOT be involved with the pool lease and areas of liability. NVB must remain ignorant of these decisions so that NVC is NOT involved in a liability issue.

4. Land Swap

There has been no response to Marco's emails to the city of Bellevue concerning the land swap. Since it is not critical at this time for the land swap to happen, the NVB decided to slow down and wait to see when the CSC wants to push forward with development and then move forward on the land swap. NVC is not interested in giving the City an easement on parking for nothing in return.

5. ACC has 8 members. Don Jacob has been acting as liaison between NVB and ACC
Members as far as the NVB knows are:

Heather van Breda

Eric Schaer

Dennis Hummel

Bruno Kalis

Jean McDonald

Campie Ellis – chair

Joel Braunstein

Phyllis Wene

Barbara Kalis will email Campie and ask for confirmation of these members.

Discussion followed as to what the duties of the ACC are. The question was raised if ACC should be enforcing covenants. The ACC has discretion to not approve an architectural change, but as over the past few years, the covenants have not been strictly enforced, and some issues are not addressed in the covenants, it is difficult for them to not approve a request. Should the covenants be re-written? Tightened up? Should the covenants influence design? Is what is a Norwood village style house and how does one go about making one considering today's lifestyle.

6. The meeting was adjourned at 9:30. The next meeting is July 10, 2007 at Paula Oakdale's home.

Please note: Numbers 3, 4 and 5 contain NO motions for action. However, the discussion of the board on these subjects implied that action will be taken as noted.

Respectfully submitted,

Barbara Kalis, Secretary