

Norwood Village Board Minutes November 20, 2007

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

Guest: Caron Chorlton, Mike Bean

Meeting was called to order at 7:10 PM

The minutes of the September 11, 2007 meeting were read. Ensuing discussion centered around the possible encroachment of some Norwood Village members on common areas detailed in the minutes.. Marco paced the lot in question (C-10, Bahner) and noted that Puget Power has stakes that seem to locate property boundaries. DJ pointed out that these stakes are located randomly and that we cannot suppose accuracy in property boundary locations. He also suggested that we consider amending the CC&R's to address the issue of adverse possession.

Marco moved to approve the minutes as amended.

DJ seconded

The minutes of the September 11, 2007 meeting were approved as corrected/amended.

Roster

Caron Chorlton presented the draft of the Norwood Village Roster which will be distributed to all Norwood residents with the annual meeting information. Paula had a map of the Village for inclusion.

After some discussion concerning the sizing and format, as well as how many to get printed, Barbara Kalis moved that NVB approve an expenditure of \$250.00 to proceed with the roster and to have 100 copies printed.

Second: DJ

Motion carried

NVB thanked Caron for all her work on assembling the information and Marco for having some of his staff do the actual typing of the information so that it could be formatted into its final form.

Caron also, in her position as a member of the Area Development Committee, asked the NVB to consider sending a letter to the NV residents reminding them that our property values are directly affected by how our and our neighbors' homes and property are maintained. There are some homes in the Village that are in terrible condition and the property has not been maintained. These inversely affect property values in NV. It was noted that covenant enforcement is sketchy at best. However, neighboring Woodridge does not seem to have this problem. Caron said that Barbara Sauerbrey, longtime resident and past president of Woodridge, seems to know how to motivate residents to maintain their homes and property which in turn keeps values higher in that neighborhood than in Norwood Village. Caron said she would speak to Barbara Sauerbrey about how to best motivate villagers. A general meeting in Spring to discuss how we can preserve/improve our homes' values might be one way to address this issue.

Caron also brought up the idea of offering Norwood Village property for cell phone towers. Jim Chorlton had brought this before the board a few years ago as a way to earn some money for NV. Marco said that if NV had good sites for these towers, we would have been approached long ago

and said that he did not believe we should pursue this idea. He also believes that property values in NV would be undermined by the presence of these towers.

Mike Bean was asked to attend this meeting for the purpose of asking him to take the unexpired term of John Gregov who resigned in September. Mike said he was willing to take on this responsibility.

Barbara Kalis moved that Mike Bean complete the term of John Gregov which expires end of 2008.

DJ Seconded

Motion passed

Treasurer's report: see attached. DJ will submit corrected balance sheet

Annual Meeting Jan 12, 2008

The following materials will be assembled and sent out in December: directory, notice of annual meeting (prepared by Marcos), 2008 budget (prepared by DJ – DJ and Marcos to discuss), proxy, ballot, agenda, and minutes from 2007 annual meeting.

DJ and Marcos will prepare the documents for review by 11-30.

10 day notice is required for the notification of the annual meeting.

Paula Oakdale's term expires this year and thus a new board member must be elected. Marcos asked the NVB to think of possible candidates for this position and to make sure that names submitted are from those who agree to take on this job. The names would appear on the ballot. Open nomination would be on the agenda/ballot also.

Tree Cutting

Marco presented a letter from Bob and Betty Ely asking for action on some large trees in the greenbelt which are blocking views as well as posing a potential danger to the homes that border the greenbelt. There are several opinions on the board concerning view cutting: Marcos does not think that trees should be cut just to enhance views – there should be some limitations on this. However, if trees or shrubs interfere with safety ie blocking visibility of streets/traffic then cutting should be approved. Marco's feels there must be strong compelling reasons to cut and then only by an arborist. Others feel that letting trees and shrubs grow without reasonable maintenance/pruning/cutting is not good for the health of the vegetation and for the general appearance of the Village.

Mae Shields would like to access tree cutting funds for a tree on her property. She will be asked to fill out the proper form and submit this to the ACC.

There is a question concerning the maintenance of a Photinia hedge planted on the edge of greenbelt/common area by a former NV resident (who received permission from the NVB board to plant these shrubs at his personal expense and to maintain them – keep them pruned and manageable). The Photinia have not been maintained for many years by those who purchased the home from the resident who originally planted them. They are extremely tall and unkempt looking. There is a strong division of opinion on the board concerning what should be done in this situation and in similar situations that may arise. Who is responsible for maintaining the

common areas for the benefit of all residents? And what constitutes maintenance of trees and shrubs? Can a property owner change these spaces?

DJ says that this Photinia hedge is blocking his view and he would like it cut to about 10 feet high which would preserve the privacy of the other homeowner but give back views that he used to have.

Mike Bean stated that there is a philosophical precedent to arrive at: management vs letting things go wild. Do we compound a mistake made by allowing shrubs to be planted on common area by a private party? If we let DJ cut the hedge, does that set precedent for others to cut down trees in other common areas?

DJ said he went to the ACC and received permission to open view/cut hedge. He feels the NV community is responsible for community area maintenance. Marco stated that permission to cut/prune hedges in common areas that was granted by a prior board (ACC committee) cannot be considered permission to do so again several years later. Additional cutting/pruning must receive approval from the current board (ACC committee). i.e. Getting permission once is not carte blanche for additional cutting/pruning of common areas several years later.

Marco: ACC must report back to NVB decisions regarding common areas

Consensus: NVB needs to make a policy decision. However, there is disagreement on how this is to be accomplished. There should be a policy in place, not just randomly granted permission.

The open spaces are buffers for the property owners.
They help keep property values up.

Mailbox shelters: These should be rebuilt on an as-needed basis. Don Jacobs will continue to work on developing a plan for the replacement/expansion/cost of the new shelters.

Meeting adjourned at 9 PM.

Next meeting: December 7 at Paula Oakdale's home.

Respectfully submitted,

Barbara Kalis