

West Bellevue Community Club (WBCC) / Lochleven Community Association (LCA)

Sept 29th Minutes - Approved

I. **Call to Order / Verification of Voting Members.** Craig Spiezle, serving as interim President called the meeting to order at 7:05. Ten members were present reflecting 77% of members. An additional 6 non-members participated on the call.

II. WBCC / LCA Update

Several past members of the WBCC shared background, discussing the ebbs and flows of activity over the years. They shared the Club was a “situational” organization that often became dormant until the next “crisis”. Craig and Chuck debated on the geographic boundaries with Craig focusing on the need to have a focus and an identity. Joyce shared the proposed boundaries do not preclude us from working with adjacent associations of key issues. She shared feedback from past meetings with the City where they mentioned there was confusion on the name of the WBCC and inconsistent boundaries.

Craig shared we have established Board liaisons with both the Vuecrest and Meydenbauer Bay Associations with the goal of having an open line of communication. Second these will help amplify each other’s voice to the City and other governmental agencies. Chuck reiterated his concerns feeling we would be orphaning those households neighboring Medina and Clyde Hill. Craig reiterated that LCA is not WBCC and by definition we have defaulted to the legal definition of Lochleven as defined by King County and recognized by the City of Bellevue. Based on overwhelming voting member (90%) supporting LCA default to the legal definition of Lochleven, Craig tabled the debate and discussion.

III. Updating of Articles of Incorporation

Craig provided an overarching update to the goals that led to the reframing of the Articles of Incorporation (as well as the Bylaws). The focus of the proposed changes was on sustainability and ease of operations. Second a great deal of content was determined to be redundant and moved to the Bylaws. In addition to the proposed name change, would include renters and non-resident property owners as eligible members. Another change was clarifying Section III Purpose to include emergency readiness. Chuck objected that he did not have enough time to review the changes and stated he was not prepared to vote. He suggested we move the vote out for two weeks citing concerns over issues with the bylaws and that he felt members were not fully informed. Several other members provided comments. Mike Eggenberger also shared he was not fully prepared. Paresh stated he felt it was very positive how the Articles were cleaned up and the shift to increase focus and naming was very positive. Mark Walters added the docs were well written and he supported the inclusion of renter. Doug suggested the bigger the area the better when we are trying to get the City’s attention. Doug mentioned also a concern on the board size limitation. Craig asked to hold board size discussion for the review of the bylaws. Craig shared the recent example of submitting a letter to the City regarding the Pinnacle Development. While it was drafted by neighbors with Lochleven, approximately 100 others signed on to the letter living within NW Bellevue. Craig shared the concern on the lack of focus and lack of identity was key issues. Mike Hatmaker shared he supported the Articles and the geographic boundary and asked for others to share specific concerns relating to the Articles.

Gretchen called in and connected her via phone. She shared that 5 or 6 years ago and met with the City. The City provided feedback that the WBCC name was confusing and suggest it be changed and second suggested we realign to the boundaries of Lochleven, consistent with the real estate definition and that those properties outside of the boundaries historically were never involved. Kevin shared the process has been open and transparent and we need to focus on where the energy is. Kevin asked what is the downside of delaying two weeks? Craig shared there are several issues where the City is requesting feedback and that he was not prepared or in a position to speak for Lochleven. Mike Eggenberger interjected that he has now reviewed the revised Articles and feels he is prepared to proceed with them. Chuck reiterated his request to delay the vote.

A motion was made to approve the revised Articles of Incorporation as presented by Kevin Tolkin and it was second was made by Mike Hatmaker. A vote was taken was past with 80% approving, 20% abstaining and three members who did not attend.

IV. Updated Bylaws

Craig provided a walk though of the Bylaw changes, acknowledging Chuck's observation of some areas of duplication. Craig shared some of the changes reflected a review and best practices. Changes reflect the legal and accepted definition of Lochleven boundaries, inclusion of renters and non-resident property owners. After discussion it was clear that there is a great deal of confusion on these definitions. Chuck raised the concerns on double voting of an owner and an independent property owner. Chuck clarified his concerns that a property could have two votes. Craig clarified the goal is to be inclusive. Paresh suggested one vote per property. Mike Eggenberger supported the ability for a renter to be engaged as well as owner and that it would be a rare situation to have collusion between a renter and property owner. Webb pointed out that both parties have to pay and join. He stated that both parties have a vested interest in the community.

Others top level changes included ability to vote online and by proxy. Craig discussed the need for us to understand these issues and encourage more thoughts on the upside and downside. Mark Walters stated that he felt that anyone who lives here are our neighbors and should be included no matter if they are renter or owner-occupied resident. He supported the idea to allow a property owner who does not reside in the community the ability to vote. Paresh reiterated Mark's comments of being more inclusive. Scott supported Webb's comments and we should encourage membership of renters.

Craig walked through other proposed changes. A discussion was over held over two dues levels and getting everyone on an annual renewal basis. One idea discussed was if we should charge commercial property owners a higher rate. There was consensus to have a single rate.

Craig flagged the concern raised in Article V specific to reducing the minimum number of board members, recognizing Doug's concerns. By reducing the minimum from 5 to 3 was to provide more flexibility and sustainability in the event a board member resigns or moves. Mike Eggenberger commented he supported this change. Other changes included removal of other clauses which were deemed immaterial, yet could constrict the operation and sustainability of the Association.

Craig reiterative the concerns for board diversity and recruitment. Not just gender diversity, but also ethnic and cultural diversity. Other changes include specifying a percentage of members to approve a vote vs an absolute number, with the goal of sustainability and the associating remaining vibrant. Mark Walters echoed the need for sustainability.

Craig discussed the Indemnification clause and the need to secure an insurance policy. Mark reiterated as a litigator he felt there was need. Mike Eggenberger supported we proceed with securing such a policy. Craig agreed to reach out to his insurance agent for coverage quotes.

A question was raised on the inclusion of some the condos and apartments near the lake and park. Scott Lampe provided clarity on the Meydenbauer Association. Others clarified the boundaries extended to the Lake, (Lake Washington not Lake Washington Blvd). Others recognized there was never much engagement from those owners / occupants. Craig reiterated the goal of aligning the boundaries to the Lochleven plat as recorded in King County.

Discussion reverted back to the definitions of memberships and corner cases of extended hotel guests and the need for clarifications including the duration of rental leases.

Mark Walters agreed to take point on revised language. Gretchen raised a question as it pertains to HOAs and suggested we include non-profits, all of which limited to a single vote. Others clarified the distinction between a HOA vs a neighborhood association, yet the HOA could be a vehicle for us to engage in member recruitment and involvement.

Joyce made a motion to table to a vote on the bylaws within the next two weeks. The motion was seconded by Mike Eggenberger. The vote was unanimous. After review of the calendar a decision was made to reschedule the meeting unit Oct 6th. The vote for the Board will also be deferred until that time.

Treasurers Update

Joyce shared the WBCC has carry over cash balance of \$2,000. In addition, we have received \$325 in new member dues and \$575 in additional cash contributions for a total of \$900. Joyce shared Steve McConnell submitted accrued expenses for hosting of the WBCC web site for a \$405.14. A vote was taken with unanimous approval for reimbursement. Joyce stated we have accrued approximately \$225 for the new LochlevenWa.org web site and domain registration. This expense will be reimbursed to Craig once the bylaws are approved. The membership checks received will be held until we open up a new checking account. It was unclear what the bank will require for opening a check account. Craig agreed to contact BECU for clarification.

A discussion was held regarding a proposal to extend paid memberships received through October 31st to an annual renewal date of May 31, 2023. After discussion this idea was tabled. Members who have paid felt it was not necessary. Everyone's dues would now May 31, 2022.

Mike Hatmaker suggested all of these votes would be ratified by the Board. After further discussion there was unanimous agreement to schedule the next meeting for Wed Oct 6th at 7 PM.

The meeting adjourned at 8:58 PM.