

**MINUTES OF ORGANIZATIONAL MEETING FOR  
GRANDRIDGE MEADOW HOMEOWNER'S ASSOCIATION**

The organizational meeting for Grandridge Meadows Homeowner's Association, a Washington non profit corporation established pursuant to covenants, conditions and restrictions for Grandridge Meadows, as recorded under Benton County Auditor No. 2004-03130, was held at the office of Walker Heye & Meehan, PLLC, at 6:00 p.m. on March 26, 2009. Those owners in attendance are as set forth on **Exhibit "A"** attached hereto. Joshua Lilly presided over the meeting.

The first item to come before the meeting was an introduction to the process of organizing the Homeowner's Association, and the purpose for so doing. It was explained that the Homeowner's Association was contemplated by the original covenants but inadvertently not formed at the time the plat was recorded. In order to effectively manage the affairs of the Association in the neighborhood, the contemplated Association needed to be formed.

The next matter to come before the meeting was an election of Directors. Mr. Lilly pointed out that the draft Bylaws previously circulated considered three (3) Directors. However, he indicated that any number of Directors, satisfactory to the Homeowner's Association as a whole, could be installed. After some discussion and a show of interest, it was determined that a three (3) member Board would be suitable to managing the affairs of the Association for the time being, but that a meeting of the members of the Association would be called to consider an increase in the number of directors and to provide for staggered terms of office for Directors. Thereafter the following slate of proposed Directors was agreed upon:

Michael Galgoul  
Joann Hicks

Lonnie Marcum

On motion duly made and seconded, and upon the consensus of the members present, the above nominees were elected as Directors for Meadow Hills Homeowner's Association.

The next item to come before the meeting was an election of officers. It was agreed that there would be four (4) officers, President, Vice President, Secretary and Treasurer. By consensus of the group established, and thereafter moved, seconded and approved, the following officers for the Association are:

President	Lonnie Marcum
Vice President	Jack Danely
Secretary	Cassie Suarez
Treasurer	Joann Hicks

The next item to come before the meeting was a discussion of the Bylaws. Mr. Lilly indicated that the Bylaws prepared and presented for consideration, which accompanied the notice of meeting, were a relatively simple and straight forward approach to regulatory management of the Association. The draft adopted the requirements of RCW 64.38, the Homeowner's Association statute, but had an amendment process which allowed for reasonable amendments without undue difficulty with regard to quorum or percentage needed for approval. The group suggested that the draft Bylaws needed to be amended in the following respects:

1. That the portion of Section 1.2 empowering Tofigh Tahvili and Arun Joshi to veto and replace any Director elected by the membership be deleted.
2. That Section 1.7 be amended to provide for removal of a Director or an officer with just cause only.

The group also discussed amending Section 2.3, regarding voting by members of the Association, to remove the provision that provided for three votes for each lot owned by a Class B member. After Mr. Lilly advised that the

Master Declaration of Covenants, Conditions and Restrictions for Grandridge Meadows Homeowner's Association provided for such votes, and the Master Declaration would override the bylaws that in the event of a conflict between the two documents, the members decided to address the issue at the next meeting of the membership.

With these proposed amendments, and on motion duly made and seconded, the Bylaws as presented at the meeting were approved by consensus.

Mr. Lilly agreed that he would provide minutes of the meeting and the bylaws as adopted to those in attendance.

There being no further business to come before the meeting the same was adjourned at approximately 7:30 p.m.

Approved:

  
CHAIRMAN OF THE BOARD


  
Cassie Suarez, SECRETARY

Exhibit A

GRANDRIDGE MEADOWS HOMEOWNERS'  
 ASSOCIATION MEETING  
 March 26, 2009

NAME	SIGNATURE	ADDRESS
Stan Hicks	<i>Stan Hicks</i>	214 N. Idaho St
Jordan Hicks	<i>Jordan Hicks</i>	214 N. Idaho St
Jerry Whitman	<i>Jerry Whitman</i>	9216 W. Clearwater Pl
Bea & Melissa Stage	<i>Bea Stage</i>	9408 W. Brunson
<b>Michael Galgan / Michael Gowan</b>	<i>Michael Gowan</i>	<b>8312 W Brunson</b>
Keith Harrington	<i>Keith Harrington</i>	8409 W Brunson Ave
Leslie Maricani	<i>Leslie Maricani</i>	8425 N. Clearwater Pl
Virgil Mays	<i>Virgil Mays</i>	710 N. Idaho St
A. Mays	<i>A. Mays</i>	210 N. Idaho St
ARLON ROSE	<i>Arлон Rose</i>	
Han Treib	<i>Han Treib</i>	8313 W Clearwater Pl
Tom Tanski	<i>Tom Tanski</i>	8415 N. Clearwater Pl
Tom Tanski	<i>Tom Tanski</i>	8415 N. Brunson Pl

