

**RHODOENDRON PARK MAINTANANCE COMPANY
REGULAR MONTHLY MEETING
4-1-02**

Present: Rex, Steve, Martha and Virginia, Diana and Steve
Absent: Tom and Matt
Guests: Tanya Mayfield, Jeff Bronson, Debbie Behm, Don Miller
Treasurer: Roberta Miller
Secretary: Carole McMahan

Meeting called to order at 7:43 p.m.

Virginia Klein made a motion to accept the minutes as corrected for March 2002. MSC.

Discussion regarding financial report generated by Duane Anderson.

Discussion regarding future encroachment issues and ways to rectify without large legal expenses.

Martha made a motion to accept the financial report with corrections submitted by Roberta Miller. MSC.

Report from Safe Streets committee. Diana said we had a meeting with 6 to 8 people. They are going to organize a neighborhood clean up.

Let the record show that VP, Steve Linderman is now present.

Update on Health Department complaints. An article was in the Puyallup Herald regarding the garbage at Lot 169-2.

Discussion regarding a new signature card at Bank of America. The bank requires a copy of the minutes with a motion referring to this.

Discussion regarding downed trees in 205th Street Park, the problems that arose, and those they have been rectified. Virginia Klein made a motion to reinstate Steve Linderman, VP as head of the capital improvements committee. MSC.

Steve Linderman, VP made a motion to change the signature card with Bank of America to reflect the following signers, Rex Pulfrey, Roberta Miller, Martha Doggett, Virginia Klein and Tom McMahan. MSC.

Meeting adjourned 8:59 p.m.

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177-1355.0
2002

ARTICLES OF AMENDMENT WASHINGTON NONPROFIT CORPORATION

(Per Chapter 24.03 RCW)

- Please PRINT or TYPE in black ink
- Sign, date and return original AND ONE COPY to:

FILED
SECRETARY OF STATE

FEE: \$20

CORPORATIONS DIVISION
801 CAPITOL WAY SOUTH - PO BOX 40234
OLYMPIA, WA 98504-0234

JUN 24 2002

EXPEDITED (24-HOUR) SERVICE AVAILABLE - \$20 PER ENTITY
INCLUDE FEE AND WRITE "EXPEDITE" IN BOLD LETTERS
ON OUTSIDE OF ENVELOPE

STATE OF WASHINGTON

- BE SURE TO INCLUDE FILING FEE. Checks should be made payable to "Secretary of State"

FOR OFFICE USE ONLY

FILED: / /

IMPORTANT! Person to contact about this filing

Carole McMahon

Daytime Phone Number (with area code)

253-891-9108

AMENDMENT TO ARTICLES OF INCORPORATION

NAME OF CORPORATION (As currently recorded with the Office of the Secretary of State)

Rhododendron Park Maintenance Company

UBI NUMBER	CORPORATION NUMBER (if known)	AMENDMENTS TO ARTICLES OF INCORPORATION WERE ADOPTED ON
601-153-384	21801105	Date: September 2001 & 1999

EFFECTIVE DATE OF ARTICLES OF AMENDMENT (Specified effective date may be up to 30 days AFTER receipt of the document by the Secretary of State)

Specific Date: _____ Upon filing by the Secretary of State

ADOPTION OF THE ARTICLES OF AMENDMENT (Please check ONE of the following)

The amendment was adopted by a meeting of members held on (specify date): _____ . A quorum was present at the meeting and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.

The amendment was adopted by a consent in writing and signed by all members entitled to vote.

There are no members that have voting rights. The amendment received a majority vote of the directors at a board meeting held on (specify date): _____

AMENDMENTS TO THE ARTICLES OF INCORPORATION ARE AS FOLLOWS
If necessary, attach additional amendments or information.

See attached

SIGNATURE OF OFFICER

This document is hereby executed under penalties of perjury, and is, to the best of my knowledge, true and correct.

Rex Pulfrey REX PULFREY 6-21-02

Signature of Officer Printed Name Date

FOR OFFICE USE ONLY

Validation
Call: 06/24/2002 - 141304
148.00 on 06/24/2002
Check - 06/21/2002 - 1089

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Article XIII
Removal of Garbage

Section 1 Each lot owner shall be responsible for the removal of household garbage, recyclable material, and/or yard debris from the owner's lot. No garbage or other waste shall be kept on any subdivision lot, except in sanitary containers. All lots, including that area reserved to Pierce County as right-of-way, shall be maintained in a reasonably clean condition, and shall be kept clean of unsightly debris, including brush, uncontrolled weeds and grass, and trash. If the lot owners fail to clean up the lot after thirty (30) days' written notice from the Board of Trustees, the lot owner will be fined \$25.00 per day as liquidated damages until the lot is restored to a clean condition. In addition, if any lot owners neglects to maintain his/her lot within the time period allowed by notice, the Board of Trustees shall seek judicial injunction to empower them or its agents to enter upon the property, clean up the lot and charge the lot owner for all expenses incurred. All expenses incurred shall be considered a lien against the lot, and may be foreclosed in the same manner as any other lien. In addition to the actual expenses incurred, the lien amount shall also include, without limitation, the cost of recording the claim of the lien, attorneys' fees, statutory interest, liquidated damages owing to date and title search fees.

Amendment - September 2001

ARTICLE XIV
Junk Cars

Section 1 Each lot owner shall be responsible for the storage of inoperable and unlicensed vehicles and/or motor vehicle parts, tires and other debris associated with motor vehicles, out of view of neighboring lots and the street while awaiting repair or removal, and such motor vehicle must be either repaired or removed within ninety (90) days from the date any such work is commenced. For purposes of this bylaw, "out of view" shall be defined as a properly constructed work shed, carport or garage.

A twenty-five dollar (\$25.00) per day penalty, together with reasonable attorneys' fees and costs of collection, may be assessed by the Board of Trustees against lot owners found to be in violation of this bylaw.

Amendment - September 2001

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ARTICLE XII
Temporary Residence

Section 1 No motor home, vehicle, trailer, tent ,shack, garage or structure of a temporary character, or any other outbuilding shall be used on any lot at any time as a residence, sleeping quarters or living space, with the following exceptions:

1. Out of town visitors staying with family or friends for a period not to exceed (15) calendar days unless otherwise extended in writing by the Board of Trustees;
2. During a major remodeling or replacement of the residence located upon the property necessitating the use of outside sleeping quarters during the construction period as outlined on properly submitted building permits.
3. As a temporary structure for the storage of materials during construction with the prior written consent of the Board of Trustees.

The Board shall be empowered to levy penalties not to exceed \$25.00 per day against any lot owner found to be in violation of this bylaw.

Amendment - September 1999

ARTICLE VII
Be Amended to Read in Part:

Addition to Section 4

At each annual meeting of the members, and at anytime directed by the Trustees he/she shall issue and present a full statement , and annual review of the corporate financial records by a CPA, such financial report to be publish with the annual statement to the membership.

Amendment - September 1999

RHODODENDRON PARK MAINTENANCE COMPANY SPECIAL MEETING FOR OCTOBER 7, 2002

Members present:

Guests:

**Rex Pulfrey
Steve Linderman
Martha Doggett
Tom McMahon**

None

Meeting called to order at 7:40 p.m.

Rex Pulfrey was nominated for President and by vote was elected as President.

Steve Linderman was nominated for Vice President and by vote was elected Vice President.

Martha Doggett was nominated for Board Treasurer and by vote was elected.

Tom McMahon was nominated for Board Secretary and by vote was elected.

Special meeting was closed at 7:45 p.m.

RHODODENDRON PARK MAINTENANCE COMPANY REGULAR MONTHLY MEETING FOR OCTOBER 7, 2002

Meeting called to order at 7:45 p.m.

Members present:

Guests:

**Rex Pulfrey
Steve Linderman
Martha Doggett
Tom McMahon**

**Al Bickel
Dave Doggett
Chuck Smith**

Tom made a motion to accept the minutes for the September, 2002 minutes. Martha seconded. MSC

Martha made a motion to accept the financial report for September, 2002. Tom seconded. MSC.

Discussion regarding 205th Street Park work and clean up.

Discussion regarding annual meeting and the lack of attendance. Discussion regarding the costs of the meeting facility and the lack of attendance. Maybe send a reminder newsletter out. Discussion regarding the letter received from a homeowner that did come to the annual meeting. This letter will be published anonymously in the newsletter. Discussion regarding setting up an email address for the park for comments and communications with homeowners.

Discussion regarding security or volunteers to patrol neighbor hood.

Meeting adjourned 8:49 p.m.

Submitted by Carole McMahon

**RHODODENDRON PARK MAINTENANCE COMPANY
REGULAR MONTHLY MINTUES FOR NOVEMBER 4, 2002**

Members present:

**Rex Pulfrey
Steve Linderman
Martha Doggett**

Guests:

**Al Bickel
Dave Doggett**

Members absent:

Tom McMahan

Meeting called to order at 7:42 p.m.

The minutes were unavailable for the month of October and will be provided at the December 2, 2002 meeting.

Martha made a motion to accept the financial report for October 2002. Steve seconded the motion. MSC.

Discussion regarding tree planting in the common areas.

Discussion regarding the newsletter and prospective advertisers to defray the printing and mailing costs.

Martha made a motion to give the executive treasurer a raise from \$75.00 per month to \$100.00 per month. Steve seconded the motion. MSC.

**Discussion regarding the illegal use of an access road near the rear entrance of the park.
Carole will call the power company; fire department and any others possibly needed access.**

**Meeting adjourned 8:55 p.m.
Submitted by Carole McMahan**

Rhododendron Park Maintenance Co
November 2002 Financial Report
Submitted By Roberta J. Miller Treasurer

Beginning Balance		\$11,557.01
Income	0	

Expenses

Newsletter	\$561.63
Office Supplies	\$144.46
Annual Meeting Rent	\$30.00
Taxes	\$255.30
Bus. Phone	\$51.53
Wages	\$852.97
Uncategorized Exp.	\$95.00

Total Expenses	\$1990.89
Ending Checking Balance	\$9566.12

Savings

November Beginning Balance (Per Bank Statement)	\$10,706.87
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Deposit	\$3,690.00
Interest Earned	\$7.46
Total Deposit	\$3697.46

No Activity In Tree Fund

Total Balance Including Tree Fund	\$14,404.33
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Total Checking and Savings(Tree Fund)	\$23,970.45
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Ken Perkins

I want to drop you
the line because there is some
a lack of communication
between the board and you
concerning the Rhode Island
park. The lack of appreciation
for what the board members
do is a time energy and
causing thoughts for the
future of Rhode Island
park. I will say thank you
for your efforts. There have
been so many hardships
such as tree removal and
poor labor that has left
hard feelings among the
members. I do not want
the members to feel
their responsibilities to the
park. There is a large commitment
you between the park and the
owners. Thank you for what you do.
I do appreciate your efforts.

Al Back

**JANUARY 2003 NEWSLETTER
RHODODENDRON PARK MAINTENANCE CO.
PO BOX 7273
BONNEY LAKE WA. 98390
PHONE AND FAX: 253-891-9108**

Happy New Year!

Carole and I (Roberta) are your Newsletter resources. With the New Year on us, we thought maybe it would be nice to do something different with the Newsletter. **WE WILL CERTAINLY NEED YOU TO RESPOND TO THIS NEWSLETTER TO LET US KNOW IF YOU LIKE THE CHANGE.** Carole can be reached at the above phone and fax number. My number is 253-862-0982 or Fax number, 253-863-0549.

Thanks for responding to the Questionnaire

The response from all of you (36) was very enlightening, in that you gave very good answers, to our questions. We would really appreciate it if the rest of you would answer and send to us your completed questionnaire. Here is a run down in what you wrote:

1. Why don't you come to Meetings? A lot was said "didn't know where the meetings were being held" Time of meeting, day wasn't convenient or the time. Some examples were given on Past Boards, in that you were not able to speak, police officers were there, arguing between Trustees over the Trees and personal matters. By the time it got to new business, no one would listen to our concerns because "they were in a hurry to get going." In some cases the President was like a "prison guard", another was "president couldn't keep order", He/She, wouldn't let anyone speak. Some were content just to read and get the news in the Newsletter. Some think we don't need a Board.
2. Do you have animal problems? (Dogs, rodents, cats) Dogs and Cats were tops! Rodents and Opossums! Opossums were more concern then the Rodents in some cases and the opposite in other cases.
3. Do you know of any drug houses? There were three new ones we hadn't heard of. Carol will be compiling a list to give the Pierce County Sheriff's office as soon as possible. We really want to thank you for answering this question as well as the others, but this one really needs to be answered so we can start cleaning up our community and drive these people out.
4. Would you like to be a Board Trustee? "NO THANKS" was the big answer! Why is because of some reasons stated above in (1.) Health, transportation, time of day, not able to work (volunteer) and "we don't need a board or trustees, let the County take care of roads, trees, etc."
5. How do you feel about Proxy Votes? "ok if legal", "what is a Proxy Vote and how does it work?" To be able to answer this question, we will have to get the right terminology so we don't mislead anyone. We will answer this question in the next newsletter.
- 6./7. Would you like to see a clubhouse and what kind of play equipment would you like to see in the parks? These two questions kind of go together. Because of drugs, intimidation, and vandalism, and no adult supervision, they seem to think we don't need either one. Others would like to see a clubhouse for family gatherings, meetings, potlucks, area for children to play table games as long as there is supervision, and for a clubhouse for the teens. These two

questions came about 50/50. It would be interesting to see what the rest of you think. Please complete the questionnaire and send it in to us. If you need another one please call and we will send one out to you.

Again, on behalf of the Board, we want to **REALLY** say **THANK YOU FOR TAKING THE TIME TO RESPOND**. There are a few more answers to questions to our letter and we will take the next few newsletters and answer them as well as the above questions.

The board is now with people that do listen and don't watch the clock. Sometimes the subjects do get involved and take a lot of discussion before they can get to the new business at hand. They DO TAKE THE TIME, TO LISTEN AND TRY TO ANSWER YOUR QUESTIONS. IF THEY CAN'T ANSWER RIGHT A WAY OR DON'T KNOW THE ANSWER THEY TAKE THE TIME TO FIND OUT. Sometimes it takes a while, for they have other jobs, family like you but they do care and find the answer and try to get it to you.

Don our grounds keeper, has been busy getting ready for spring. He has taken the tractor in to get its regular check up. Puget Power has been out and have the electrical service in the 205th park, so Don will be busy over there very soon. He hopes to get a light up and the sprinkler system going this year. The light in the 117th park has worked out very well until about 2 weeks ago when our children had a rock-throwing contest to see who could break it! The volunteer has planted the trees in both parks and it looks pretty good. It looks like they are taking the transplant very well. They have tried to keep up with the wind in getting the branches picked up. It's a never-ending job.

Martha, is our park volunteer leader. If you need a job done and there is enough volunteers, Martha may be able to help you out. She can be reached by phone, 253-863-1647. Between her and Don they have been able to keep 1 volunteer busy. We really do need more volunteers to help older residents in their yards and even in their homes. If you are interested in doing something for our older residents, call Martha. She will be sitting up a plan for volunteers. Tell her what you would like to do as a volunteer.

Rodents, Rodents! Carole is our leader! Carole and I have done some research on the subject of our furry little, big, and unwanted guests! She is compiling the information we have gathered. Mean while, we can help in that we can keep garbage, animal waste picked up and turn over anything that holds water. In the next newsletter we will again address these little creatures! **TRY PUTTING OUT MOTH BALLS**. If you see round holes in your yard, that's a good place to start, try putting them under your home. Peppermint is also supposed to help. Who knows, but maybe those **PEPPERMINT STICKS YOU HAVE LEFT OVER FROM CHRISTMAS WOULD WORK!** Just a thought!

We have a question to pose to the membership. It was mentioned in some the responses that the Board dictates to the membership what to do, when to do it and who to call to get it done. Our questions is: Would you prefer to have us give you a list of many resources that may or may not be of benefit to you or do the ground work for you and provide you with the resources that you would benefit from. Or would you prefer for us to not provide any information to assist you with your problems whatever they may be. Please drop us a quick letter or call the office and let us know your feelings. The address and number are at the top of the newsletter. Thank you in advance for your responses.