



Inside the Rim

Annual Meeting ~ Special Edition

July ~ 2014

2014 WRA Annual Meeting Agenda

Call to Order

Introductions

Review the Minutes of Member Meetings

Nominations & Introductions for the Board of Trustees

Nominations & Introductions for the Architectural Review Committee

Presentation: July 2013 through April 2014 Financial Statements by Rick Krona

Announce:
Fishing Derby Winners

Presentation:
2014-2015 Proposed Budget

Presentation: WRA Security Assessment

Guest Speaker:
Chad DeVore, King County Sheriff's Deputy

Presentation of the WRA By-law Amendments

Presentation: Eastside Fire & Rescue

Presentation: Firewise

Presentation: Sallal Water Association

Presentation: Weed Warriors, Grace Stiller
Cast Ballots

Adjournment

Volunteers are requested for counting Ballots and cleanup after the meeting.

Barbecue Lunch / Potluck

WILDERNESS RIM ASSOCIATION

47th ANNUAL MEETING OF THE MEMBERSHIP



SATURDAY, JULY 12, 2014

Please plan to attend the 2014 Annual Meeting at Cascade Park on Saturday, July 12, 2014 at 10:00 a.m. Registration will begin at 9:30 a.m. Come early to meet your neighbors and your WRA volunteers over coffee and refreshments. This is a private business meeting for WRA homeowners and lot owners only. Children are always welcome. It's okay to bring your own lawn chair and please bring this packet along with your questions, comments and your Ballot.

VOTING PROCEDURES: NEW REGISTRATION PROCESS

You must use the enclosed envelope to return your Ballot. Please sign and complete the information on the back of it before returning your Ballot to validate your vote. The enclosed envelope will be the only way to register your participation and vote.

There are three ways you can be counted in this year's vote:

- **BE PRESENT** at the Annual Meeting **with your Ballot in-hand**, sign in at Registration, complete your voting, and place your completed Ballot into the Ballot Box.
- **Assign your PROXY** to another Wilderness Rim property owner and between the two of you, mark the Ballot, and have your Proxy place your Ballot into the Ballot Box. Your Proxy may vote for you on items or candidates written in at the meeting.
- **VOTE BY MAIL:** This is an ABSENTEE BALLOT. You may vote on ALL BALLOT ITEMS, however, you may not have additional information or candidate names that are discussed or added during the Annual Meeting.
- If you vote by mail or proxy and then opt to attend the meeting we may retrieve your Ballot only if you have properly marked your envelope.
- **To be counted Ballots sent by mail must be received in the WRA PO Box by 10 a.m. Friday, July 11, 2014.**
- **To be counted Ballots dropped off at the WRA Office must be received by 9 a.m. Saturday, July 12, 2014.**

We can use your help counting votes again this year. If you are willing to stay for a bit, please sign up at Registration. We will feed you!

Wilderness Rim Association

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North Bend, WA 98045

Phone: 425-888-0087

Fax: 425-888-2136

Email: office@WildRim.org
www.wildernessrim.org

WRA Office Hours
Tues. & Thurs.
10:00 a.m. — 3:00 p.m.
Wednesday
12:00 p.m. — 6:00 p.m.

The Candidates:

For the Board of Trustees:

(see page 4)

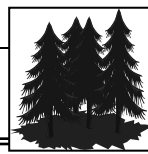
Chris Hardy
Ben Larson
Jeff Sowell



For the Architecture Review

Committee: (see page 4 for new candidate* info)

Jessica Besso Doug Greathouse
Leslie Kreher* Steve McDonald
Matt Rourke Fernando Platin Jr.*



Financial Review Completed

The Board of Trustees engaged Rick Krona, CPA to conduct a financial review of the WRA financial statements for the fiscal period July 2013 – April 2014. Also, last year a financial audit was completed with no issues found.

These reports are available on the WRA website to registered members. Copies are also available in the office.

Special Security Assessment



The Safety Committee is requesting to renew the Special Assessment to hire off-duty King County officers to patrol Wilderness Rim. If approved, the amount of the assessment will be determined by the membership's vote. This Special Assessment is usually billed at the end of September. The added police presence has resulted in numerous speeding tickets and citations for other offenses being issued by these officers. Any comments or questions should be sent to the committee at security@wildrim.org or to office@wildrim.org.

Proposed Bylaw Amendments (Blue Pages)

Thirty-two amendments to the WRA Bylaws are on the Ballot this year.

These Bylaw amendments are listed in the same order as they appear in the Bylaws. This packet contains the full text of the existing Bylaw on the left side of the page and the proposed amendment in the next column with the statements Pro or Con to the right of the page. These proposed amendments are printed on blue paper.



Please review these proposed amendments carefully because these changes, if approved, will govern how the association is managed in future years. It takes 2/3 majority (67%) of the voting members to approve a change to the Bylaws. There is a brief reason given for each proposal. More information will be provided via Question and Answer sessions scheduled for the weeks prior to the meeting and may also be shared via the WRA website.



These proposed changes have been submitted by homeowners and have been reviewed by the WRA attorney for compliance with existing governing documents.



Thank you to all who have served this year on the Board:

James Besso, Donna Greathouse Neel, John Greer, Ernie Henrie, Joyce Jansen, Steve McDonald, Kimberlea Miller, Brian Mogridge, Fernando Platin Jr., Matthew Rourke, Ellen Smith.

and on the ARC: Jessica Besso, Douglas Greathouse, Steve McDonald, Matthew Rourke, Richard Smith.

Quorum Requirement

At the 2012 Annual Meeting the membership reinstated the ten percent (10%) quorum requirement. This means when ten percent of the membership has registered to vote with one of the three methods, the votes will count. Failure to achieve the quorum before or during the meeting will preclude any voting from being counted. Without a quorum, no new trustees or ARC members will be elected and the budget will remain in place from February's Special Membership meeting.

Voting by proxy or mail-in ballot for those who cannot attend helps ensure that our meeting achieves a quorum. Please participate in the way that is best for you.

Can't attend the Annual Meeting? You can still vote on all Ballot items!

Critical updates to the WRA Bylaws are on the Ballot this year in addition to deciding who will be on the Board of Trustees and the Architectural Review Committee. This is your opportunity to decide the direction our Association takes and how our dues are spent.

You may cast your vote in person, by proxy or by Absentee Ballot. Follow the instructions included in this mailing to determine the best way for you to have your voice heard.

Reminders

Remember to bring the information packet, Ballot and Ballot Envelope. Thank You!

Additional help needed with set-up, Ballot counting and clean-up. All help is welcome.

Bring your own lawn chair for the best seating.

Don't forget your sunscreen, floppy hat and sun glasses.

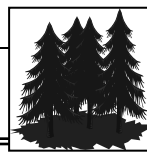
Bring a camera for live action shots of the Fishing Derby.



Registration opens at 9:30 a.m.

Meeting starts at 10:00 a.m.

Please bring your potluck items in a cooler. Desserts, salads, desserts, side dishes and desserts are requested. Extra coolers will be available.



Architectural Review Committee

Architectural Review Committee (ARC) members are elected each year at the Annual Meeting to serve for one year. Committee members assist homeowners to comply with the Wilderness Rim Restrictive Covenants and the Architectural Guidelines. The ARC is responsible for maintaining construction and improvement plans on individual lots and educating homeowners about the Architectural Guidelines. There are openings on this committee and volunteers are welcome.

The Architectural Review Committee shall be responsible for:

- ♦ assuring the compliance of WRA members and Wilderness Rim residents with the Wilderness Rim Restrictive or Protective Covenants as applied to members' lots;
- ♦ maintaining records of construction and improvement plans;
- ♦ drafting or amending Architectural Guidelines, which must then be approved by the membership; and
- ♦ educating the membership about the Architectural Guidelines.

Have you paid your water bill? Payments are due by June 30. We really don't like to send late notices, so please pay on time!



Question & Answer Sessions For Ballot Items

Three sessions for members to learn more about the items on the Ballot are scheduled for:



Saturday, June 28, 10:00 a.m.

Tuesday, July 1, 7:00 p.m.

Wednesday, July 9, 7:00 p.m.

Join your neighbors for a discussion of what these changes will mean to the Association. All homeowners are encouraged to review and understand the changes before voting.

If you cannot attend either session, your questions and comments may be directed to amc@wildrim.org.

Barbecue / Potluck Following Meeting

WRA is sponsoring a barbecue immediately following the Annual Meeting!

WRA will provide hamburgers, hotdogs, potato chips, condiments, lemonade and water. Please bring a dessert, salad, or side dish in a cooler, along with your appetite. Extra coolers will be available.



Rainbow Trout Fishing Derby Scheduled for July 12

Children fourteen and under are invited to fish for Rainbow Trout from the shoreline of Brewster Lake. Prizes will be awarded for the three longest Rainbow Trout caught. If there is a tie, the fisher-person with the heavier fish will be the winner. The derby will start at 7 a.m. Please register at the picnic shelter before going to the lake. Weigh-in will be at 9:30 a.m. to determine the winners. Prizes will be awarded during the Annual Meeting. Please review the Washington Fishing Regulations to ensure you are in compliance with state law.



CenturyLink Lease on WRA Land Renews in 2015

The long-standing ground lease in WRA by CenturyLink (CTI), most recently renewed in 2010, is set to auto-renew on June 30, 2015 in accordance with that contract. This lease, without action to the contrary, will auto-renew again in 2020. The current annual revenue toward WRA common properties maintenance is in excess of \$7000.

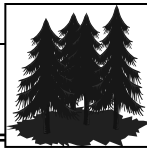
Be Advised - Be Firewise

Wildland fires can occur in residential development areas with disastrous loss of life, property and resources. Recognizing the problem and knowing how to protect your family, home, property and your neighborhood before a fire are the first steps to successfully becoming truly "Firewise" and avoiding disaster.

To save lives and property from wildfire, the National Fire Protection Association's (NFPA) Firewise Communities program teaches people how to adapt to living with wildfire and encourages neighbors to work together and take action now to prevent losses. We all have a role to play in protecting ourselves and each other from the risk of wildfire.

Co-sponsored by the USDA Forest Service, the US Department of the Interior, and the National Association of State Foresters, the Firewise Communities Program offers both workshops and training and web-based, interactive training geared toward homeowners, forestry professionals, firefighters and others on a variety of wildfire safety topics.

A representative from the Firewise Communities program will have information and be ready to discuss the Firewise programs at the Annual Meeting. For more information visit: <http://firewise.org/about.aspx> or www.firewise.net



Board of Trustee Candidate Information

Candidate Name: Chris Hardy**How long in Rim:** 2+ years**Statement:** I am running for the Board to add consistency, analytical thinking, and Christian morals to the Board mix.**Other volunteer experience:** SOMA Church Media Administrator for 6 years**Candidate Name:** Ben Larson**How long in Rim:** 4+ years**Statement:** I am running for the Board to help the Wilderness Rim community.**Other volunteer experience:** Calvary Chapel North Bend, North Bend food kitchen with Snoqualmie Valley Young Professionals**Candidate Name:** Jeff Sowell**How long in Rim:** 1 year**Statement:** I am running for the Board to work in the best interests of WRA homeowners.**Other volunteer experience:** Thurston County Fire District #9: Volunteer FF/EMT; PAWS; Thurston County Food Bank

Architectural Review Committee (ARC) New Candidate Information

Candidate Name: Leslie Kreher**Resident:** October 2013**Statement:** I am new to Wilderness Rim and Washington State, and I would like to get involved in the community. I have served as president of a homeowners organization in Bloomfield Hills, Michigan as well as board member of Barrington Children's Choir in Barrington Illinois. I have rehabbed several homes myself and have worked as a garden nursery specialist at a big box store. I think my artistic talent and my past rehabbing projects make me well suited to help on the architectural committee. Thank you.**Candidate Name:**

Fernando Platin, Jr.

Resident: March 2013**Statement:** I have lived here one year, and currently serve on the Board of Trustees. This is a great community. Please vote for me! Thank you.

Some of our Successful Projects and Events:

- New and improved WRA web page launched
- Official WRA Facebook page launched
- Question and Answers sessions for members
- Special Membership Meeting in response to their rejection of the original 2013-2014 budget
- Cut liability trees at members' requests
- First Annual Fun Run
- Easter Egg Hunt
- Christmas Party
- Fish planting in Brewster Lake
- Nature Walk
- Rainbow Trout Fishing Derby
- Financial Audit 2013-14
- Financial Review through April 2014
- Water Rate & Reserve Study
- Remodeling of Park Restrooms
- Painted Merry-Go-Round
- Restored Entrance Sign
- Planned Membership BBQ
- Planted native trees and shrubs



THANK YOU TO MEMBER VOLUNTEERS...

Thank you, John Greer for your countless hours and brilliant skills contributed in renovating the WRA website. A short list of John's accomplishments includes creating online forms for easy submission, centralized and real-time calendar, and member-only content. His humor and quiet leadership are missed on the Board.

Thank you, Doug Greathouse (and your brother Jack) for many hours of labor rebuilding the interior of the Park restroom, the hours, rain or shine, in the park and greenbelts, and the amazing restoration of our entrance sign which now looks like new.

Thank you, Wil Chromey for the fine professional painting of our renewed Park restroom and hours volunteered on WRA committees.

Thank you, Jessica Besso for chairing the Special Events Committee and for countless hours of guidance and labor with other WRA committees.

Thank you, Lenny Stoltman, for making the merry-go-round more merry and colorful.

Thank you to all the volunteers who helped in the Park & Greenbelt and with Special Events. There are too many to list here...but all are appreciated.

Average Water Usage

A typical family of four uses about 13 CCF (~9700 gallons) in a two-month period. For WRA members, this would equal a bill ~\$70. If your bill exceeds this amount significantly, you might have a water leak issue. An easy way to verify this is to turn off all the water in your home, and then go look at your water meter. If the indicator is moving after your water is shut off, please contact WRA at office@wildrim.org.



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Minutes/Election Results	Pink
Financial Statements	Green
2014-2015 Budget	Green
Bylaw Amendments	Blue
Ballot (2 pages)	Yellow
Ballot Envelope	Green or White

budg-et / noun

1. an estimate, often itemized, of expected income and expense for a given period in the future.
2. a plan of operations based on such an estimate.
3. an itemized allotment of funds, time, etc., for a given period