

# KOPACHUCK RIDGE ESTATES ELECTION NEWS

The Annual Membership meeting of our development and election of offices has been set for  
May 08, 2013 at the Arletta Firehouse at 7:00 PM.

**BE SURE TO ATTEND THIS ANNUAL MEETING SO THAT YOUR VOICE CAN BE HEARD.**

If you are prevented from attending, please seriously consider naming a proxy to vote for you. The simple procedure to do so and a proxy selection form are included below for your convenience.

*The following candidates, who are presently serving as your officers, have the unanimous endorsement of the KRE Assessment Committee for reelection.* The listed candidates would appreciate your support. Nominations from the floor during the meeting are also permitted.

## ***1. Candidates***

### ***a. President: Greg Baer:, Division III***

Greg has been a very active member of the KRE Board for many years. He has been our President for a few years, but has been on the Assessment Committee; the Chairman of the Design Review Committee; is an elected Commissioner of our KRE Water Board; is the KRE Webmaster; and acts as our general electronic guru. He and other members of the Roads and Drains Committee have kept our development in compliance with the tricky County Water Management rules that have recently become effective

### ***b. Vice President: Kim Henson, Division III***

Kim and Rob have lived in KRE since 2006. Under Kim's leadership the Welcoming Committee has been revived and reaches out to new residents to make them familiar with our community. She has initiated a letter describing the benefits and features of our development that is intended to be sent to prospective home purchasers and their realtors to provide a boost to those who are seeking to sell their homes and those who might be interested in living here.

### ***c. Assessment Committee Member: Gary Lester, Division II***

Gary has served as a member of the Assessment Committee for many years. Gary is a retired police chief and has seen his share of contentious issues and trouble. He may be the most proactive member of the Assessment Committee, but modestly disclaims being its "Chairman". Being used to handling emergency situations, Gary is frequently the first on the scene of a problem. He is perhaps best known for being one of the Road and Drain Committee team who are the project managers for the repaving efforts and keeping the drain and water retention infrastructure in our development in compliance with the Pierce County code.

### ***d. Assessment Committee Member: Jim Gough, Division III***

Jim has been on the Assessment Committee for several years and was formerly on the Design Review Committee. Jim is a retired Building, Zoning, and Land-use Code Enforcement Manager for the City of Bellevue and as such is intimately familiar with regulations, code matters, and how to complete complex projects in the correct manner.

### ***e. Assessment Committee Member: Lynda Filson, Division II***

Lynda has served as our Vice President and member of the Assessment Committee since 2009. As such she is an influential member of our fiduciary team which manages our finances. Lynda is not new to leadership positions as she is a retired Executive with American Express. She is well known for her expertise in negotiating complex contracts.

### ***f. Design Review Committee Chairman: Charles (Chuck) Alley: Division III***

Chuck returned to the office of Chairman of the Design Review Committee several years ago, but he has been elected to many offices in our homeowner's association for over two decades including being our President in 2006. Before 2006 he previously was once again the Chairman of the Design Review Committee for several years. His extensive experience is very valuable in the management of our development and he offers a sense of historical precedent as a stabilizing influence to make the Committee's rulings timely, consistent, and fair.

### ***g. Design Review Committee Member: Rob Potter, Division II***

Rob has been on the Design Review Committee since 2009. He states that because his professional and personal life are very full, he has developed the ability to gather facts quickly, evaluate them, and make a decision that allows for the optimum solution. An example of this trait is his extensive computer notes of meetings that supplement those taken by our Secretary. These notes appear electronically within hours of the meeting conclusion. He has had previous leadership experience with two homeowner associations in California. Want something done? Ask a busy man to do it.

***h. Design Review Committee Member and Chairman: Steve Willer, Division I***

Steve has lived in Kopachuck Ridge since 2004. Steve holds a BS and MBA in Business and has retired from the retail aspects of the oil and gas industry working for Chevron Products. Steve recently spearheaded the outreach to our neighbors outside of KRE and was instrumental in securing significant financial support to assist with our 2010 paving effort on 105<sup>th</sup> Ave Ct. The new Private Road signs, restored signage, and the repainted mail boxes were a few of his projects.

***i. Secretary: Don Elliott, Division II***

Don, a KRE member since 1988, has been the corporate Secretary (and de facto Parliamentarian) since 2007, and is a former KRE Vice President. Under Don’s leadership the KRE Archives have been completely revised to transform them from a box full of random papers into an electronic organized format for all of our records dating back to 1981. Now, retrieving historical records is quite simple. Don is the administrator of the automated telephone calling system for important and timely emergency notifications within and in the surrounding area around our development. This system has been used to provide notices about snow removal; bear and cougar sightings; and, sadly, warnings about a murder next to the middle school and of missing pets.

***j. Treasurer: Cindy Hemphill, Division I***

Cindy volunteered last year to “help our Association” and was immediately tapped to fill the role of Treasurer. Cindy is a real estate broker with Keller Williams and has an opportunity to view what other developments are doing. This allows us to get a “heads-up” alert in our drive to keep our neighborhood competitive. She is well acquainted with the Quick Books computer program used for our financial records.

***2. Proxy Voting Procedures***

Voting by proxy is specifically permitted by our Bylaws Article 1 Section 5. The procedure is very simple.

- Designate a person in writing to vote in your place. A suitable form is attached below for convenience. You may designate any KRE resident who will attend the meeting to hold your proxy. Any of the candidates named here would be very happy to accept your proxy if you feel comfortable in designating them.
- The Designated Proxy Holder will file the proxies with the Corporate Secretary at the beginning of the Annual Meeting and will then be given the rights to exercise their own vote and the number of proxies held.
- The proxy expires with the conclusion of the Annual Meeting.

***Please make every effort to attend or grant a proxy for this Annual Meeting.  
It is crucial that we elect our officers by a truly representative process.***

***Proxy Form***

To: Kopachuck Ridge Estates Corporate Secretary:

I am a property owner within Kopachuck Ridge Estates (KRE) at the following address \_\_\_\_\_ and am entitled to vote in the upcoming officer election at the Annual Membership Meeting. Unfortunately I will be unable to attend this meeting and I hereby grant my proxy to the following KRE property owner who is able to attend: \_\_\_\_\_

This Proxy Holder may cast votes on my behalf at this particular meeting. This proxy expires at the conclusion of the Annual Membership Meeting.

\_\_\_\_\_  
Grantor, Printed name

\_\_\_\_\_  
Grantor’s Signature: