

Southfork Estates HOA Board Meeting Minutes

June 4, 2007

Topics of Discussion:

• **Ballot measures:**

- Only 29 ballots returned; which is a 37% response. Not all ballots had a vote cast for all three issues.
- Bylaws require 66% to pass (article 10; section 3).
 - **Issue#1:** *Would you like the SFHOA board to issue a one-time special assessment of \$135.00 per household to complete neighborhood projects?*
 - **Yes votes = 24** **No votes = 5**
 - **Issue #2:** *Should a fine schedule be incorporated into the CC&R's with regard to construction projects for failure to complete in a timely manner?*
 - **Yes votes = 22** **No votes = 6**
 - *does not require majority of homeowners to approve – board can impose fine structure**
 - Board will turn this issue over to Loren Rosen and committee members to draft schedule.
 - **Issue #3:** *Should the SFHOA board require a homeowner who is seeking approval of a construction project to take out a bond to ensure that the project is completed?*
 - **Yes votes = 9** **No votes = 19**
 - Board will consider this issue dead for now. May try again in the future.

• **Letter from homeowner regarding:**

- pruning of trees on easement that leads to paved trail – what is the need?
 - **Board response:** *trail gets much use and liability for injury would fall to SFHOA*
- Replanting of dying shrubs or trees – should consider replacing plants with hardier plants.
 - **Board response:** *costly to replace all plants, need to maintain continuity.*
- Unfair to homeowner near mailbox to be responsible for that area.
- Gravel at street is not part of the CCR's and homeowners should be allowed to plant grass.
 - **Board response:** *true – homeowners to plant grass and incur all costs to tear up should it become necessary to perform neighborhood maintenance.*
- Complaint about neighbors using personal ATV's and dirt bikes in road.
 - **Board response:** *street is a county road and usage of said vehicles is not prohibited; their usage is not governed by this Board. Complaints should be directed to Pierce County Code Enforcement or Sheriff's Office.*

• **Homeowners Dues:**

- 19 homeowners delinquent as of June 4, 2007.
 - **3 delinquent from 2006**
 - **1 delinquent from 2005**

- **Insurance: recommendations made:**
 - increase general liability from \$1,000,000 to \$2,000,000 at additional annual cost of \$306/year
 - Increase Director/Officer Liability from \$1,000,000 to \$2,000,000 at additional annual cost of \$104/year
 - Add Employee Dishonesty
 - Drop Environmental Impairment
- **Assignment of Board positions:**
 - *President – Kevin Lewis* – one more year to fulfill his two-year obligation
 - *Vice-President – Sarah Lysene* – one more year to fulfill her two-year obligation. Will write letters and respond to emails.
 - *Treasurer – Pam Martin* – two year term to fulfill
 - *Secretary – Norm Marinsich* – two-year term to fulfill
 - *Member-at-Large – Keith Anderson* – one-year term to fulfill. In charge of special assignments.
- **Recent burglary in neighborhood occurred during late morning hours approximately one-week ago. Homeowner had left window ajar.**

Action Items:

- Kevin Lewis will respond to letter sent by homeowner and will specifically address each of their concerns.
- The Board has unanimously agreed not to extend a grace period until October 2007 for homeowners who are delinquent in their dues.
- Board has unanimously agreed to follow the recommendations made to increase liability coverage at an annual cost of an additional \$410, and to drop the Environmental Impairment coverage.
- Post a notice on mail boxes alerting homeowners of recent burglary activity.

Future Business:

- Next meeting scheduled for July 9, 2007.