

Agenda and Minutes HOA Board Meeting 6/9/2010

Attending:

Pat Eppright- President, Outgoing Member

Kevin Lewis- Vice President

Jackie Suchan- Treasurer

Wendy Morse- Member-at Large

Kendall Lysene- Incoming Member

Mike Eyles- Incoming Member

Norm Minaresch- Observing

Absent:

JD Watson-Secretary, Outgoing Member

Topics of Discussion:

1) Board member transition, new member positions

President- Kevin Lewis

Vice President- Kendall Lysene

Treasurer- Jackie Suchan

Secretary- Wendy Morse

Member-at-Large- Mike Eyles

2) Finalize voting results. Letter of communication to homeowners.

-All amendments did not pass because some homeowners did not turn in their ballots, therefore those counted as no's. Had those homeowner's turned in their ballots it was likely that the proposed amendments could have passed.

-Even if amendments had passed the board would need to attain approval from any homeowner's lender if they have an FHA/VA/HUD loan. Since the board has no record of which homeowners have these types of loans this cannot be completed at this time.

-In regards specifically to the amendment proposed to require homeowners to provide information on the last date of service to their personal tanks our lawyer informed us that there was no need for an amendment of this type. Instead this request for information would fall under the general responsibility of the board to promote the safety, welfare and success of the neighborhood.

- As a result of the above the board has decided to table the amendments pertaining to approval percentage and half-price dues for board members for now due to the hurdles present at this time. Future effort will be made.

3) Financial Review- Update on dues received

-53 out of 76 homeowners have paid so far. Dues were due on June 1st, but are not late until June 30th

4) Septic- Community drainfield status and homeowner tank inspection/pumping status.

- 14 homeowners have volunteered to either be inspected or pumped on June 18th by Flohawks. This effort has been coordinated by the HOA board.
- Still need to communicate to the rest of the homeowners about getting their tanks inspected/pumped
- Need to specifically communicate the potential cost of a drainfield replacement when one fails versus the cost of an inspection and/or pumping
- Need to find out if Pierce County would temporarily condemn a house on a drainfield being replaced and if so communicate that to homeowners as another reason to better maintain their personal tanks
- Need to include the above information in the letter that is going out about voting results
- Future follow-up needs to occur to keep homeowners up to date of ongoing improvements or issues with the septic system.
- HOA board should try to get a homeowner on each drainfield to volunteer to be a lead for their group on that field to help with communication and getting people more involved

5) Landscaping bid status

- Current landscaper(Isidro) is charging \$550 per month for mowing and weed/plant control on boulevard and front entrance
- New bid from Isidro to add all easements plus the regular mowing and weed control on boulevard/entrance; \$700 a month, no fertilization of plants
- Bid from new company, NW Landscape Management Inc, same services as Isidro, plus insecticide, fertilizing of plants, \$819.75
- Board agrees to stay with Isidro at current \$550 and talk to homeowners next to the easements to see if they are willing to spread the Casaron the HOA would purchase and pull the weeds on the easements next to them.
- Bid from Isidro to fix and replace current dead plants. Pull out hedge, plant 90 green arborvitaes, replace 9 dead willows, replace 3 pear trees, replace 39 laurels, replace 5 little red bushes, \$5,500
- Board agrees that is too much money to spend at this time, we agree to start with getting a bid for removing the dead hedge out front. If bid is reasonable then we will proceed with its removal at this time. New landscaping will be planted in the fall, possibly by a volunteer committee of homeowners.

6) Updates for website, annual meeting minutes, voting results, etc.

- Kevin will post to the website annual meeting minutes, board meeting minutes and the communication about voting results, septic, etc.

7) Garage sale signs

- Currently the Garage Sale committee puts out 16 signs for the garage sale
- Those signs are 3 seasons old and need to be replaced with more permanent signs that stand on their own without being pounded into the ground
- Print and Sign in Bonney Lake quote, \$79-\$99 a sign. Dan printandsign@comcast.net
- Pat has a contact that might have a cheaper option. He will get back by Monday to the board with an answer.

-If the bid is too expensive we will look into the cost and labor involved in making them ourselves.

8) Bulletin board at mailboxes

- Board agreed to move forward with a bulletin board.
- Need to come up with ideas for design.
- Pat can help get the materials.

9) New business

- When houses that are for sale do sell we need to contact escrow companies of to make sure they are having the new owners sign CC&R's when closing.
- Check with community insurance agency to make sure the latest renewal still has board member coverage included.
- Get a bid from Isidro on adding a rain sensor on the sprinkler system so that it does not water if it is raining