

HOA Board Meeting 1/24/26

Meeting called to order: 09:03 am

In attendance:

Shannon Re

Amy Wentworth

Bob Flynn

Absent:

Mitchell Urrutia

Jason Scheffer

Welcome/introductions, approval of minutes

- Meeting called to order at 8:59
- Meeting minutes from last meeting not available

The Treasurer reported on current finances

- 4th quarter treasurer report reviewed
 - Landscaping over budget due to December bill from company, Shannon to connect with Mike to determine name of company. Bob to follow up with landscaping schedule. Plan to put more documents to Google drive to improve turnover
 - Insurance from Liberty Mutual increased 15%
 - Website paid every three years, then recouped over next two years
 - Law group additional invoice plus mailing expenses, should have only minimal further expenses
- This year's budget was passed last meeting
 - Please see attached, increased for landscaping and architectural maintenance
 - Should have only minimal further expenses with law group
- Bob needs to go into Bank of America with meeting minutes outlining the list of names of the account signees to transition the bank account for the upcoming year and remove Rita Flaherty.
- Dues-18 have paid and 30 have not as of last week. Shannon to send email reminders to households that have not paid on 1/31/26. Will send letters if they do not pay after second reminder
- Shannon and Bob to reconcile contact lists for contact information to make sure that all houses are getting notices
- Treasurer report approved, motion to approve by Shannon seconded by Amy

Committee Reports:

- Architectural:
 - Spring monitoring of border lumber coming up
- Maintenance:
 - Sidewalk strips are being well maintained.
 - Mailbox cleaning to be addressed in spring

Old Business:

- Condo Law group had page numbering error, has been corrected and CC&R will need to be signed by president and secretary in presence of notary, then need to be mailed back to lawyer who will file them
- Finalized CC&Rs will be posted on website

New Business:

Amy Wentworth will be taking over as secretary

Still would like additional members on board

Action items:

Want to get all board members access to gmail account

Determine landscaping company and schedule

Have Rita off of Bank of America

Check with Mike Stevens on landscaping-company/schedule

Have Amy and Shannon sign CC&R paperwork

Look into forming mailbox cleaning teams using algae killer, Shannon to test on her mailbox prior to next meeting

Next regular meeting is on April 25, 2026 @ 9:00 am @ 7878 Amethyst Loop NW.

Meeting adjourned @ 9:34 am