

HOA Board Meeting 7/26/2025

Meeting called to order: 09:03 am

In attendance:

Mike Stevens

Rita Flaherty

Steve Richard

Shannon Re

Jason Scheffer

Bob Flynn

Absent:

Mitchell Urrutia

Meredith Porter

Welcome/introductions, approval of minutes

- Meeting minutes were sent out for review. Motion to approve by Rita, second by Jason. Meeting minutes approved.

The Treasurer reported on current finances

- 2nd quarter treasurer report reviewed (Attachment 1)
- Rita will meet with Bob over the next month to aid in his transition to treasurer.
- We discussed that we have about \$500 left in our budgeted dollars for Condo Law Group to date.
- 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.
- The cost of printing and mailing the CC&R/bylaw documents to the community was \$496.01. This was done in an effort to make the process easy for all residents. This cost needs to be considered for future iterations, especially considering the number of non-voting households.

Committee Reports:

- Architectural:
 - The last quarter has yielded numerous improvements and repairs within the neighborhood that have been completed.
 - Several homeowners have given notice that they will have projects in the future.
- Maintenance:
 - A review of the swing set was conducted.
 - The 4x6 play area boarder needs replacement. Mike Flaherty is going to get a quote for replacement.
 - The mailbox clusters also need routine maintenance. A schedule based on evaluation is attached. We also need to look at a plan for maintaining them, which includes cleaning the mailboxes and keeping the wood structures maintained. If homeowners are unwilling to take this on, we will need to add a service to the budget for providing this. Mike Stevens will research options for this.
 - The junipers on the hillside around the playpark provide structural protection of the hillside. We will need to continue to monitor their health.

- Sidewalk strips are being well maintained.

Old Business:

- Review of CC&Rs & by-laws amendment occurred:
 - 75% of the 48 properties are required. We needed 36 Yes votes to pass:
 - Yes: 24
 - No: 12
 - Did not vote: 12
 - This may be a biproduct of the time of the year this occurred; 4 of these are properties that are used as rentals with the homeowner not living in the neighborhood.
 - Items that required review due to vote opposition are outlined:
 - 5.1.1 *Common roads as a common element*: One household had a concern that their driveway could be considered a private road. There technically are no private roads, so the board felt removal of this should be removed. A motion to approve was previously made by the board to amend this and it is being included in these minutes to serve as notice.
 - 8.2 *Utility Easements*: One household had a concern about the HOA's ability to grant use of easements on private property. The request was made to make the following change. The Board, on behalf of the Association and all Members thereof, shall have the authority to grant utility, road and similar easements, licenses, and permits under, through or over the Common Elements, and the roadways and the areas shown as easements on the Plat Map, if the board determines are reasonably necessary to the ongoing development of the property and which would not materially interfere with the use and enjoyment of the easements. The board will confer with CLG to determine the authority over easements as they exist within the neighborhood to adjust verbiage accordingly.
 - 11.1 *Short-term rentals*: use as an Airbnb-for the purposes of property value preservation and concern for nuisance factor, we do not recommend a change to this
 - 11.3 *Registration of occupants*-we will change this to only state need the name and address of the owner, which is a matter of public record
 - 11.4.1 *Temporary RV parking*: extending time to 72 hours & remove the curbside component-
 - Kitsap County restricts on-street RV, boat, and oversized parking to 24 hours, so this needs to be considered if we are not willing to change this current amendment with the concern to it being a public road.
 - After discussion, at this time we do not attend to make a change to the timeline
 - A suggestion was made to *create a host list of homeowners who are willing to allow other homeowners to use their curbside space specifically for*

residents that do not have allowable curbside space. The concern for this is the administrative burden on the board.

- After further discussion, Shannon and Bob will come up with new language that allows for neighbors to work together, i.e. an RV owner who does not have the allowable curbside parking to ask a neighbor to use their property curbside
- 11.5 *Temporary Structures*: recommendation to remove basement from the verbiage-we agreed this word can be eliminated
- 11.8 *Water Retention*-we agreed this can be eliminated as most of this is covered by county ordinance
- 20.1 *Notice of sale*-amend to remove last statement
 - 20.2 will be maintained as there is a requirement of sale. We will add or agent to the end of the statement to provide for a title company and real estate agent to act
- We need to engage with homeowners who voted no but provided no explanation as to why to allow for review.
- At the upcoming annual meeting we will review with homeowners the difference between CC&Rs (outlines the expectations of homeowners) and bylaws (outlines the how the board operates).
- Due to the substantial cost of printing and mailing, the plan for future revisions will be sent digitally. It will outline changes clearly.

New Business:

- Annual Meeting will be held August 9, 2025.
 - 9:30 am Community Social
 - 10:00 am Annual Meeting begins
 - Agenda:
 - Review CC&Rs and Bylaws
 - Recruit new board members
 - Returning Members:
 - Shannon Re-will serve as president for the upcoming year
 - Bob Flynn-will serve as treasurer for the upcoming year
 - Jason Scheffer
 - Mitchell Urrutia
 - We need a VP/secretary and 1-2 additional new board members

Next regular meeting is on October 27, 2025 @ 9:00 am @ 7878 Amethyst Loop NW.

Meeting adjourned @ 11:30 am