

HOA Board Meeting 4/26/26

In attendance:

Shannon Re

Amy Wentworth

Bob Flynn

Jason Scheffer

Absent:

Mitchell Urrutia

Welcome/introductions, approval of minutes

- Meeting called to order at 9:59
- Meeting minutes previously approved and will be uploaded to website
- New CC&R will also soon be uploaded to website (Shannon)

The Treasurer reported on current finances

- 1st quarter treasurer report reviewed
 - Four owners have not yet paid, may be due to new owners, Jason to find contact info for new owners (report attached)
 - Two payments to law group only expenses last quarter, and no expected further expenses expected on law group
 - Insurance from Liberty Mutual increased may be more than expected (was \$1900 expected \$2100)
- Treasurer report approved, motion to approve by Shannon seconded by Jason

Committee Reports:

- Architectural:
 - No current requests
- Maintenance:
 - Sidewalk strips are being well maintained, Mike conducted spring tidy-up on 3/2 including added mulch, plants appear healthy
 - Want to maintain sight lines for driving into neighborhood, need to address cars parked near intersections and trim bushes back (may be in next newsletter) Addressed in Chapter 11 of CC&Rs
 - Recommendations for neighborhood park
 - Replace 4X6 border lumber -planned for spring 2026
 - ⑩ Only \$500 budgeted, not enough to hire professionals
 - ⑩ Around 35 dollars per 8 foot board (est. 15 board=\$525 + disposal)

- ⑩ Increase budget to \$750
 - ⑩ Plan to inspect area to confirm dimensions
- Treat steps with preservative pre Oct 2026
- Mailbox cleaning /repair
 - Shannon to try moss/mildew removal if successful will try on all mailboxes
 - May also need painting (check with Mike Stevens on paint color)

Old Business:

- Finalized CC&Rs will be posted on website, documents have been sent to lawyer and filed

New Business:

- Annual HOA meeting (possible August 14 @6-8 pm for community BBQ)
- Need to build up fund to upgrade playground equipment and space, add hand rail
- Recruitment for next year (Jason and Bob in last year)

Action items:

Jason to look at playground to find dimensions (found to be 24' x 32'; 3 sides double height)

Shannon to look into options for buying new landscape timbers, ask for volunteers to install

Shannon to try out mildew/moss cleaner, send out information on newsletter. Jason has power washer that connects to 5 gallon bucket which may be option for mailboxes not within reach of hose

Shannon to upload CC&R and minutes to HOA website

Next regular meeting is on Tuesday July 21, 2026 @ 6:30pm @ 7878 Amethyst Loop NW.

Meeting adjourned @ 10:54 am