

HOA Board Meeting 1/25/2025

Meeting called to order: 09:03 am

In attendance:

Mike Stevens	Rita Flaherty	Mitchell Urrutia
Shannon Re	Kathryn Schultz	Jason Scheffer
Steve Richard	Rita Flaherty	Bob Flynn

Absent:

Meredith Porter

Welcome/introductions, approval of minutes

- President's report reviewed
- Meeting minutes were sent out in advance for review. There was one typo in the attendees names that required correction. This has been updated. Meeting minutes approved.

The Treasurer reported on current finances and budget for CY 2025

- Current income statement reviewed (Attachment 1)
- 4th quarter financials reviewed (Attachment 2)
- A reminder will be sent out to the 18 residents that have not yet paid their annual dues.
- A copy of the 2024 Financial Review Checklist was provided.
 - Board members will review prior to the next board meeting to allow for sign-off.
- The CPA we used last year will again complete our tax return for 2024.
- A discussion occurred surrounding how to store documents to provide access for all board members.
 - We will use google docs in accordance with our Gmail account and board members will be provided with access to review and edit in accordance with permissions based on their role.
 - We will also purchase a single subscription to Adobe to allow for edits to PDF documents and ease of consolidation for the digital format. The treasurer will be the user for this account
 - Shannon made a motion to approve, second by Bob

Committee Reports:

- Architectural:
 - Donham project underway (siding, windows, painting) is at or near conclusion. Everything has been completed in accordance with the proposal submitted.

- The Lu property is replacing their fence. The same design has been utilized so no proposal was needed.
 - The Flynn's are having their gutters replaced this week.
- Maintenance:
 - A walkabout review should occur in the coming weeks to review mailbox clusters, hardware on swing set, and sidewalk strip maintenance.
 - The sidewalk strip is being maintained. Adjacent owners are involved in this work as well. Watering plans will need to be evaluated. Mike will continue maintenance as indicated.

Old Business:

- Declarations are near conclusion. CC&Rs are still being finalized, the final review piece surrounding storage of RVs, boats, etc. was reviewed today and language was determined by a vote of board members. We are now able to submit to the Condo Law Group to finalize the updates prior to sending them out to the residents.
 - Mike will request a quote for a document review by the Condo Law Group to outline the changes to be completed.
- HOA Bylaws and a fine schedule are the next step. The proposal is for the board to split in half to form work committees to complete each of these pieces. After discussion, Mike will confirm with Condo Law Group to determine if this is something that is included in our current contract. In the meantime, the committees have been formed to allow us to begin work as soon as possible if it is not included.
 - The Fine committee will consist of Kathryn, Bob, & Rita
 - The Bylaw committee will consist of Jason, Shannon, Steve, & Mike
 - The bylaws need to be converted to an editable document to prevent retyping. Shannon has software that may convert. She will attempt this first.
- Update on the previously discussed aggressive dog concern.
 - No further instances have occurred
- Damp Mailboxes.
 - A couple of board members also reported a single incident of mail that was saturated with water. However, this has not been an ongoing issue. This is an item that residents should continue to monitor once the rain begins again. Any fixes are the responsibility of the homeowner.
- Succession Planning.
 - Possible potential board members to consider:
 - Reneta Olson
 - Mike or Ally Mosa
 - It is recommended that board members reflect varying locations within the neighborhood to ensure diversity of viewpoints.

New Business:

- Community Counsel regarding roundabout

- Jason voiced concerns about the current round about design.
 - Mike has been attending these meetings when agenda items impact our neighborhood.
 - Kathryn is also willing to attend the county council meetings.
 - We will continue conversations and submit concerns as an HOA vice individuals in hopes of having a larger impact.
- Vehicle break-ins
 - Mitch recently put out a message on the HOA Facebook page regarding his truck being ransacked. The door was not locked, so this is a reminder to keep your doors locked and not to store valuables.
- Online Access for Meetings
 - A recommendation was made to provide an online meeting option for members that are unable to attend in person but could attend a virtual option. Zoom has time restrictions for free meetings. We can use Google meet as it does not restrict time.

Next regular meeting is on April 26, 2025 @ 9:00 am @ 7744 Peridot Place NW.

Meeting adjourned @ 10:06am