**EPRMA Annual Meeting**

**07/16/2024**

* Call meeting to order

6:32 PM called to order by Justin N.

* Welcome everyone, Introductions
* Approval of the minutes from the July 26th, 2023 Annual Meeting

Read by Justin Nastansky. (M/S/P)

* Treasurer Report – M/S/P

Bank balance as of the 04/29/24 Board meeting $13.262.52

Bank balance as of 07/16/24 $9,088.78

**Old Business**

* Concerning a power outage and water not being available that was brought up at last year’s meeting – Justin N. contacted Pen Light. They do not install backup generators. Too costly to install, maintain and repair. Justin N. did not pursue it any further than this. If this is a real concern of anyone in our community, they are welcome to reach out to Pen Light and see what would be required if the community was able to perform this action on their own (meaning cost for installation, maintenance and repairs). I would suggest whoever is interested in pursuing this that they put a post on the neighborhood Facebook page and come up with a plan from there.

Property owner asked a clarifying question: Are they saying they are not fiscally responsible? Per Justin N., that is correct.

* Accomplishments from the past year:

Bylaws Changed due to WA RCWs for non-profits changing – copies sent out

Speedbump Painting

Asphalt Repairs

Brush Cutting

Culvert cleaned out @ 140th

New sign installed @144th

Homeowner did not reach out to Justin about the water ponding into his property.

**New Business**

* Justin N. read over the Proposed Budget – Paragraph 11.2

Questions from property owners about how arrears dues are being collected. Justin N. mentioned that we will be discussing this at the Directors meeting after the Annual meeting.

Plowing: Not completed every year but when needed this is the amount we have budgeted for when the roads need to be plowed.

Questions about the cost of speed bump painting, how expensive it is when we used to have the Boy Scouts complete this project for a more minimal fee. Question about brush cutting on whether it is done every year and that owners are responsible for their own property maintenance. Question about “What is brush cutting?” Justin N. explained the process for Fall brush cutting, prevents cars from getting scratched.

Question about $200 for ditch maintenance. Sarah and Justin N. explained that this was the amount for dues, but no additional request for monies were sent out to property owners. Sarah explained what the invoice will look like that will be sent out after annual meeting.

Property owner asked if we are we using Speedy Excavation? Brush Cutting was completed by Speedy Excavating in 2023.

Justin N. explained that if monies are not used for e.g. Winter Prep, this money will go into the reserve account.

Property owner brings up concerns about the type of “Sealer” that we would be using on our neighborhood roads. Property owner explained in detail the different types of road sealers and the benefits of each sealer. Justin S. explained that the type of fog sealer is why the cost of the sealcoating project is more expensive. Property owner is concerned about longevity; also explained issues with other parking lot sealers and wanted to make sure that this isn’t what we were going to be using on our neighborhood roads. Another property owner expressed concerns about whether sealer would repair cracking in some areas of our roads. Justin N. explained that we got asphalt repairs last year with the money we had available and that the asphalt company will be looking at these areas and other areas of concerns.

Property owner asked about how the delinquencies are handled. Justin N. explained the process for invoices being mailed out, due within 60 days. If a property owner does not pay on time, then an additional letter is sent with a fee

* + Ballots were handed out with instructions for one vote per parcel
	+ Votes were tallied with 21/21 YES votes. 2024 Budget passes
* Movement of 2025 Annual Meeting to January- Fiscal Year Feb 1st - Jan 31st. Justin N. explains the rationale for the meeting moving to January 2025 based on the new Bylaws.
* Voting for Directors – Postponed to January’s Annual Meeting. This gets Association in alignment with the Annual meeting in January, Fiscal Year budget and Minimum 1-year Term per bylaws.

Justin N. proposes that we postpone the voting for Directors until the January 2025 Annual Meeting. Property owner brings up the 1 Director vacancy and that Wade Iverson is interested. Justin N. asked that anyone who is interested in the Director position may attend the Directors meeting today following the Annual Meeting.

* 2024 Remaining Projects-

Brush Cutting

Gravel

Road edge build up in needed locations

Winter Prep

Does anyone here have any specific projects they would like discussed?

Property owner question asked about that some of the homes in the neighborhood have the fire station house number property sign (red sign) and asked if we could complete this as a whole community project. Another property owner mentioned that you can go to the fire station to request the sign and they cost $25.00.

Property owner brings up concerns about a street sign across the street that his neighbor across the street keeps backing into and knocking over every time it gets put back up. This is a No Outlet sign. Property owner (Andy P.) would like the sign replaced and put in a better location where it cannot be hit.

Property owner brings up cost of sealing and how are we going to pay for it when we are only bringing in so much per year. Is this a 7-year project? Justin N. explained that the asphalt company said that they could do the project in sections.

* Open up questions and concerns to members?

Property owner brings up a concern about gun shooting that was recently going on in our neighborhood and based on our density there are restrictions set by Pierce County for safety. Property owners and Directors discussed this with the property owner who was shooting the gun and it was handled. Property owner further explained safety measures that need to be in place.

Property owner brings up concerns about speed of vehicles in the neighborhood and how loud it is: bikes, 4-wheel vehicles. Property owner on 144th explains that he put up stakes in his yard and had a pick-up truck swerve towards him and then swerve back into the road away from him. Property owner concerns about vehicles getting hit or almost getting hit when coming out of driveways. Blind spots discussed, people driving in the middle of road, other concerns about speed.

A Director brings up the idea of a possible flashing speed sign being installed.

A Director brings up a section in the Bylaws about fining repeat offenders. A Director brings up the unit that was discussed would take pictures of vehicles speeding.

* Final thoughts or comments? Justin N. thanks everyone for coming.
* Thank everyone, give them 5-10 minutes and ask them to take conversations outside so that the Directors meeting can commence.

Meeting adjourned 7:30PM