**Canyon Hills Homeowners Association - Annual Meeting**

Wenatchee Fire House Meeting Room

October 28, 2024

Matthew Smith started the meeting at 7:05 pm, with each of the Board members introducing themselves: Matthew Smith, President; Jerra Kramer, Treasurer; Karsten Garcia; and Pam Jenkins, Secretary. Rob Lewis was absent.

**HOA FINANCES**

Copies of the current profit and loss and annual budget statements were provided. Jerra Kramer went through the budget and profit and loss statements. She indicated the year-by-year income and expense numbers are very similar. Last year’s expenses, for most line items, become the estimate for the next year’s expenses.

Jerra mentioned that she owns a tax assistance service, and her firm does the tax accounting for the HOA. She limits her firm’s assistance to the HOA to $1,500 per year. This item is labeled “Accounting Services” on the financial statements.

Jerra explained that “lien expense” is part of the dues collection process. If an HOA homeowner does not pay his/her HOA dues by March or April, the Treasurer emails a notice, followed by a paper invoice in the mail. If the debt is still unpaid after another month, a second notice, and sometimes a third notice are mailed to the homeowner before July. If the homeowner has still not paid by August-September, a lien letter is sent to the homeowner. In total, four letters go to a homeowner BEFORE a lien letter is sent. If the homeowner still has not responded, a lien is placed on the property. Typically, once a lien is placed on a property, the lien is collected only when the house is sold.

A couple of residents mentioned they had never received a bill for dues. Jerra said she will check addresses in the system.

Jerra explained that the payments for the new HOA fence straddled two accounting years, as our fiscal year is July to June, and the fence project was billed in two parts, straddling the fiscal years.

**HOA FENCE AND GENERAL UPKEEP**

A member asked a question about the fence project. The fence went up well, except for one section that came loose in a high wind. Another section of the fence was affected during a second high-wind day a couple weeks later. Valencia Fencing (who built the fence) came out and fixed both issues right away.

People mentioned they thought the fence looks nice. The fence builders paid attention to getting the top of the fence even along the entire run. Gaps at the bottom were or can be filled in with rocks and soil as needed.

The weed spraying expense covers weed control on all of the HOA’s streets where the edges of the asphalt meet the sidewalk. Spraying occurs every other month in the spring and summer. Other areas also get sprayed for weeds, including the rock areas along Badger Mountain Road and common areas like the rock area on Tractor Loop.

The tree in the Tractor Loop common area was removed this year, because it was infested with aphids and there were complaints from neighbors. One of the meeting attendees said she had planted that tree years ago.

A question was asked if we could do something useful with a common area, like installing a basketball hoop? A resident commented that the main issue would be acquiring liability insurance for the HOA.

Matthew mentioned that TC Slingers will do snow removal in front of all of the mailbox areas again this winter.

There have been complaints about the weeds in the ravine/stormwater pond area alongside Badger Mtn Road. Matthew explained that 3-4 years ago we were able to hire goats to eat the weeds in this area. It took 50-60 goats about 4 days to clear the weeds. We were not able to hire the goats last year.

For the triangular property along Badger Mtn Road just above Tractor Loop, we hire a landscaper to clean out the weeds growing there. The same landscaper has also done weed removal on the vacant lot on Prairie Drive once a year, and leaves the sage brush. The HOA hires the landscaper, then passes the cost on to the property owner, who lives in the HOA. Several people said they have offered to help out, but the homeowner has refused the help. The homeowner’s daughter said they won’t sell the lot. Someone said there is also a huge walnut tree on the lot. Crows come along and drop the walnuts in other neighbors’ yards and on their roofs and gutters. Someone suggested that the Pest Board, with the homeowners’ permission, might remove the tree.

Matthew noted the weeds on the empty lot on Prairie Drive need to be cleared before the 4th of July. The Board needs to send out a notice to the property owner a minimum of 30 days ahead. The weeds on the lot may need to be cleared twice a year.

**PARKING**

RE trailer parking on street and cars parked on street. The Board is trying to discourage multiple-day RV parking on the street, and tickets repeat offenders. It is time-consuming issue to manage.

Someone noted there is often a bottleneck at the bottom of Wheatridge Drive, where an RV is often parked near the corner, obstructing traffic and obstructing the view to the mailbox. Matthew said we will try to get more notices out. Usually, the issuance of two notices is unusual. There is almost never a need for three notices.

Someone asked how many violations for parking have been issued this year. Matthew responded that one-fourth to one-third of the violation notices are for camper-trailers parked in the street. He said that when neighbors complain, a board member leaves a notice on the offending vehicle, and on other offending vehicles on the same street. We typically follow a compliance procedure: there is a first notice, a second notice, then a fining notice.

**TREES BLOCKING VIEWS**

A homeowner brought up a formal complaint that had been made in 2019 about trees blocking the view from the homeowners’ house. The HOA rules are clear about trees NOT being allowed to obstruct others’ views. However, the offender refused to cut down or trim the trees. Then the property was sold. Now the trees are even taller!

Matthew mentioned that the portion of the CCRs that addresses trees is somewhat vague, and therefore hard to enforce. The new owner probably does not know the trees are blocking neighbors’ views. But the Board should address this. Matthew will have a conversation with the new owners. The Board will weigh in. There are other areas where trees are blocking views in addition to this particular site.

There was discussion about what the HOA can do to address these issues when a home goes up for sale. Potential fire issue? Tree removal can be very expensive. At one point, there was a plan to cut the trees down a certain portion over three years in order to not stress the trees.

**OTHER ISSUES**

What about people who don’t water their yards? A few yards are NOT being watered at all. The Board will work on this issue, and try to address the trees that are blocking views. A blocked view can reduce the value of other people’s lots.

Is there an outreach process to help new homeowners understand it’s an HOA? Should we provide CCRs to the new homeowners? There was a comment that an attorney used to be involved in writing letters to homeowners who were out of compliance. Residents appreciate the inexpensive $100 per year dues. Matthew explained that the Board desires to enforce the CCRs but not hammer people. The Board tries to find middle ground where people understand their responsibilities under the rules, but don’t feel harassed through the enforcement process.

There was a comment about parking violations on Tractor Loop, as there are lots of people who are out of compliance. Does everyone get ticketed? Matthew explained that typically the Board responds to complaints. Then the Board responds by investigating the issue, usually meeting with the offending homeowner, explaining the rules, and handing them a ticket. How should the Board deal with this? The commentor (Paul Hanko) said he expects there to be a phone number and a name on the violation notice. Jerra’s work number could be put on the notice. Hanko feels that everyone on his street parks too many vehicles on the street, but no one else has received a violation notice. Matthew responded that it could be one of any of the Board members who issues a ticket, and it is not a personal thing. The most flagrant violators or ones who are causing issues for other residents typically get ticketed.

Other complaints… election signs. The HOA rules prohibit yard signs. Small signs might be overlooked by the Board if they are less than 2’ x 3’, according to Matthew. Absolutely no bigger signs are allowed. All signs must be removed within one week.

There is a house that was painted in a non-compliant color (turquoise). The previous owners were informed but did not repaint the house. They later sold the house. Matthew has talked to new owners about the non-compliant exterior color.

Roofs. Many homes need new roofs. What about other materials besides asphalt shingle roofing? Metal roofs? In CCRs: Roof material must meet 25-year lifetime standard. If metal, the roof should not be reflective and must comply with the natural color code. There may also be other types of roofing material available that are fire-resistant and meet the 25-year standards.

Is it possible to park the speed trailer on main street to reduce speeding? Karsten responded, Yes, we can get the County to place the unit for us.

Security cameras – They have to be armed to take pictures at night, and there needs to be sufficient light in order to identify an intruder.

**NOTIFICATION OF HOA MEETING**

Why was the meeting notice not sent out earlier? Response from Board: Because it takes time for the postcards to get printed. The meeting is scheduled when most of the Board members are available. A homeowner complained about the notification being late, and the meeting being on a Monday. What about Monday night football? Yikes. Yes, the Board agrees that it should plan further ahead for the annual meeting. Why not hold two HOA meetings a year? Landscape issues are more of a springtime issue. Meetings are time-consuming; therefore, the Board has been sending out postcards on a quarterly basis to remind people about several issues – like plowing, parking, etc.

**VOTE ON BOARD MEMBERS**

Board members voted in for 2025 are sitting members Matthew Smith, Jerra Kramer, Karsten Garcia, and Pam Jenkins. New board member is Paul Hanko.

The meeting was adjourned at 8:35 pm.

Minutes respectfully submitted on December 29, 2024,

Pam Jenkins