

1. Introductions

The annual meeting was called to order at 7:05pm. HOA membership was represented by 11 people and 40 proxies for a total of 51 members. Per Article III Section 4 of the HOA's By-Laws, 20 members constitutes a quorum, thus quorum was established.

2. President's report

President Ted Leland introduced the board to the members.

Ted's comments were:

- In 2018 there was a personnel change. Ann Tooke took over from Nita Cherry in role of Treasurer.
- The major project in 2018 was the asphalt paths. They have made a big improvement in both the appearance and safety of the neighborhood.
- Ted announced that 2019 will be his last year in the role of TR HOA president.

3. Treasurer's Report

Treasurer, Ann Tooke, presented the 2018 Budget vs. 2018 Year-to-Date/Forecasted spending.

- Windfall of \$6K collected from back dues; spent on other projects.
- 2018 YTD tracking close to expenses.
- Summer water usage was manually monitored very closely to ensure we did not have cost overages. We came in \$8K under budget and thus have reduced the water budget in 2019.
- 2019 Budget is similar to 2018 budget, with minor adjustments for inflation & general reserve replenishment. Annual Dues are increasing to \$645 per household in 2019.
- Reserve study is being conducted to ensure we have accurate & comprehensive reserve funding. A professional has been hired who will inspect common assets (tennis courts, irrigation, etc) and determine replacement value and estimated remaining life time. Reserve study will be conducted on an annual basis with full reserve studies every 3 years and minor studies other years.
- A new, 2018 WA State HOA law supersedes the TR HOA rules on changing the budget. A new, revised budget will pass in a vote at the annual meeting unless a majority (101) of the 200 owners vote against it.

4. Landscape Chair report

Landscape Chair, Susan Wright, presented a summary of the 2018 landscape work:

- Very satisfied with our current Landscape contractor, Monarch/NLS. Their pricing & quality of service have been excellent. Our contract with them extends with them through the end of 2020.
- One area where we may consider a different vendor is for barking in the common areas as we don't feel Monarch provided enough bark for the price.
- This year we refreshed the dying plants in the circle park (across from the tennis courts).
- All fences, except the fences in front of the two water retention ponds & tennis courts, are the responsibility of the home owner of the homeowners. Similarly, dying arborvitae on 205th are responsibility of the homeowners.
- Work items still to be completed in 2018 and beyond:
 - Dead/dying trees near the entrance & along the trails will be taken down and debris removed.
 - Refresh of common area at the end of NE 32nd CT will be undertaken.
 - Need to refresh the parks; dogwoods need to be replaced as the kids trample them.
 - Susan will investigate correcting an irrigation deficiency (an area on 205th) that never gets covered properly, pending available budget.

5. Vote on the following:

a. Approval of 2017 Annual Meeting's minutes	Approved unanimously
b. 2019 Proposed Budget	Approved unanimously
c. Election of one officer to the Board of Directors Andrew Wright volunteered directly from the floor to join the board.	Approved unanimously. Andrew's role will be determined in the next board meeting.
d. Waiving of annual audit requirements	Approved unanimously

6. Solicitation for volunteers

No attending members volunteered to join any of the HOA committees.

No attending members volunteered to organize the Christmas lights. Volunteers will be solicited via Facebook. More details of what's required, especially an understanding of storage space requirements for this task, will be determined.

7. Old business

There was no old business.

8. New business

The following issues were brought up a new business:

- A question was raised regarding the whether solar panels were allowed. To date, this request has been denied by the Board & ACC. The board agreed to investigate the possibility of allowing of solar panels on homes within the HOA.
- Electronic invoicing & notices were discussed. Based on a Facebook survey, there is strong interest within the membership for this change. However, the CC&Rs would need to be modified and the change approved in a vote by 2/3 of the entire membership. This vote could be undertaken via a paper vote. The board will investigate rewriting the CCR to allow for electronic communication.
- Celia Wu brought to the attention of the attendees that if people are interested in what is happening in Sammamish, the website Sammamish Comment (<https://sammamish.news/>) is available. <https://www.sammamish.us/news-events/current-news/> is also a good resource.

9. Ted adjourns

The annual meeting was adjourned at 8:10pm.