

Present: Ted Leland, Ann Tooke, Tim Smith, Andrew Wright, Ed Hodapp, Susan Wright

19:03

Meeting called to order

19:04

Finance Update

- 2019 budget vs Actuals
 - Within budget for bark & lawn
 - SO far have also spend fund on tree maintenance
 - Park Main
 - Monitoring Water usage but might go over last year's amount
 - Tennis court – will skip maintenance this year
- Will introduce online payments via Zelle for 2020 dues
- 6 homes sold so far this year
- Website updates
 - Developer's plat map
 - Irrigation Map
 - Online form for Escrow companies to apply for HOA paperwork

19:14

Landscaping update

- Monarch and NLS merged. All the people have turned over, so not a smooth transition. Michelle is our new rep. Bids not processed correctly due to incorrect square footage.
 - Amount of bark laid down is reduced this year.
 - Fertilize, moss, aeration done.
- Ann will monitor the watering.
- Quote for landscaping at vacant lot area at the end of 32nd - ~\$1900 Add in watering for vacant lot landscaping - Vanessa Feliberti has graciously agreed to add to her system. We need cost for this.
- Winter cleanup complete except for one branch.
- Discuss changing grass to less water usage landscaping.
- Our Monarch contract is through December 31st, 2020

19:24

ETWater Contract

- Laurel Park turned on & working fine
- Wisteria
 - Wisteria has a challenge with cell coverage.
 - needs repair
 - Option 1 – replace cable between ETWater received & Rain Bird box.
 - Option 2 – replace ETWater Receiver & Rain Bird box with all-in-one controller. Michelle, from Monarch, recommends that we should replace this with a combined receiver/controller box. We are getting a quote. The plan would be to move away from ETwater. There website is confusing and reporting limited

19:36

Mailboxes

Mail carrier does not like our mailboxes because the trucks cannot get close enough to the boxes without hitting the roof. TR HOA metal mailboxes do not meet current USPS standards. Perhaps in 5 years, as the boxes & kiosks near their end-of-lifespan, we could replace the mailboxes to new approved version.

19:39

Reserve Study

There are concerns of approx. \$100 increase in two years. Will table decision until Sept board meeting when proposed budget will be determined.

19:53

Outdated CCRs and Declarations

TR HOA CCR are out of date and do not compliant with current laws. Need to read over the new ones and provide feedback for updates. Some areas to consider for legal review:

- Solar Panel rules
- Written vs Electronic Notice
- Annual Budget notice & voting updated to match WUCIOA
- Subordination of the Lien to Mortgages

Andrew will try to increase attendance for our annual meeting.

20:02

Solar Panels for TR

Solar panels will be allowed with some limitations for architectural concerns. Rules to be decided but should closely match WA state law limitations. State laws say that we must allow within these rules.

20:11

Sahalee, Timberline Ridge & Timberline City Candidates forum

We will put a notice on our FB group about details when Celia has them available.

20:18

Meeting adjourned.