

Present: Celia Wu, Ann Tooke, Steve Sklepowich, Andrew Wright, Susan Wright. Quorum established

7:05

Approved 2020 Q1 meeting minutes

7:08

2020 Budget

- Monarch provided a discount for reduced services in April/May due to COVID in the amount of approximately \$1k a month
- Per our contract, the HOA will receive a discount of \$3300 for irrigation repairs
- Tracking water usage and overall budget spending, looking on track

7:14

Landscape – Susan Wright

- Tree care
 - Did walk through with Alpine Expert Tree Care on 16 trees that need to be cut down for safety reasons.
 - Permitting from City delayed about three weeks due to backlog.
 - Will send update to the 8 neighbors who brought to tree issues to HOA's attention.
- Completed barking on 32nd & 33rd – neighbors quite happy.
- Due to COVID, the HOA could not proceed with Aeration/Lime/Over-seeding of the lawns; but did do moss kill. Too late to do anything else, will wait to next year.
- 3 projects for Fall
 - Fence repair near Blackwell (205th PI & NE 30th)
 - Maintain trail between us and Sahalee. Quote from Monarch for a day rate to put down gravel.
 - Replace bark in playground, about \$1.5k
- Discussion on Monarch quote and what can be folded into main contract, e.g. moss treatment, aeration.

7:23

Architectural – Steve Sklepowich

- Now receiving ACC requests through fillable form on HOA website, working well!
- Discussion on chain link fencing request.

7:30

Voting

- Confirm approval for Monarch contract amendment for reduced fees/service levels April & May and resumption of normal levels in June – Passed unanimously
- Chain-link fence policy: Chain-link fences allowed only for sport courts – Passed unanimously
- Confirm approval of Court/Playground closure & reopening criteria – Passed unanimously
- Confirm approval of NE 32nd & NE 33rd barking – Passed unanimously
- Confirm approval for sport-court signage change – Passed unanimously

7:39

Special Projects

Owner	Project	Do in 2020	Progress update/Recommendations
Andrew	Xmas lights	Mandatory	Will proceed in Dec
Andrew & Steve	Landscape contract renewal (Contract ends 12/31/2020)	Mandatory	Due August 31 st
Ann	Reserve Study	Mandatory	Will proceed in July
Ann	Reserve Account Investment options	Optional	None found – on hold
Susan	Playground Pebbles /Swing Set Mulch	Optional	Susan getting quote from Monarch for mulch only
Susan	Post & Rail Fence (205 th Pl & 33 rd Ct)	Optional	Will proceed with rail replacement option – Susan to schedule work with Town & Country Fence
Ed	Tennis court maintenance	Optional	Will proceed – Ed to schedule work
Steve	Oval TR Park Sign painting	Optional	Steve to get quote
Steve	Park Bench Maintenance	Optional	Steve to get quote
Steve	Mailboxes Kiosks/Roofs	Optional	Steve to get quote
Steve	Metal Cooking Grill	Optional	No work needed
Susan	Tree permits	Mandatory	In progress
Susan	NE 32 nd ST irrigation	Mandatory	Completed
Susan	Trail Maintenance	Optional	Will proceed in fall

7:58

CC&R Vehicle Definitions

- The board voted to approve the following vehicle definitions for ARTICLE III, Section 12 of the CC&R – Passed unanimously

boat	<ul style="list-style-type: none"> A floating vessel propelled by oars, sails, or an engine.
boat trailer	<ul style="list-style-type: none"> A trailer designed to launch, retrieve, and carry boats
camper	<ul style="list-style-type: none"> WA state definition of camper stated here: https://www.dol.wa.gov/vehicleregistration/campers.html OR A unit that slides onto the bed of a pickup truck intended for human habitation/lodging with or without cooking & sewage facilities OR Any vehicle with an interior or pop-up sleeping area OR Any vehicle intended for human habitation/lodging with or without cooking, electrical or sewage facilities.
mobile home	<ul style="list-style-type: none"> WA state definition of motorhome: “A vehicle designed, reconstructed, or permanently altered to provide facilities for human habitation. This means there must be a lodging with cooking or sewage disposal enclosed within a solid body shell.” Defined here: https://www.dol.wa.gov/vehicleregistration/motorhomes.html
recreational vehicle	<ul style="list-style-type: none"> Snowmobiles & related trailers OR Jet skis and personal watercraft & related trailers OR All-terrain vehicles, dirt bikes, dune buggies and off-road vehicles & related trailers OR Golf carts
travel trailer	<ul style="list-style-type: none"> WA state definition of travel trailer stated here: https://www.dol.wa.gov/vehicleregistration/traveltrailers.html OR Any trailer, popup or not, pulled by another vehicle intended for human habitation/lodging OR a “fifth wheel trailer” OR A moveable (on wheels) “Tiny House”

8:08

Q2 owners email topics

- New Online Form for ACC requests
- Request for volunteers to clean the entrance monument
- Landscape update

8:10

Meeting Adjourned