

Present: Celia Wu, Ann Tooke, Steve Sklepowich, Andrew Wright, Ed Hodapp, Mi Jung Lee. Quorum established

7:15pm

Called to order

7:16pm

Approved 2020 Q2 meeting's minutes (All)

7:19pm

Landscape (Andrew, Steve, Mi Jung)

- Tree permit, removal & replanting
 - 6 trees on trail were permitted & snagged/removed. 5 trees planted as replacements to provide screening on trails.
 - Andrew to review/clarify a proposal from Blue Ribbon tree to remove 3 additional trail trees.
- Tree requests for healthy trees – the HOA gets frequent requests from homeowners and Sahalee residents for tree trimming of healthy trees on HOA property. The HOA's plan is to allow owners to submit a trimming plan by an ISA certified arborist which must be compliant with all city regulations. HOA will review the trimming plan and, if approved, the homeowner can proceed with trimming at their own expense. Only a *limited* trimming (less than 30% of branches) will be allowed; removal of healthy trees will not be allowed. If the tree is deemed unhealthy (including dead, hazardous or an imminent threat), the HOA will manage the tree's snagging or removal and any required replanting.
- Irrigation was turned off Sept 1 to manage water budget and some grass has turned brown. Flowers in park across from Blackwell have died and Mi Jung will work with Monarch to have them removed. Ann will also investigate if there is an irrigation issue in that location.
- Monarch mistakenly removed rhododendrons near tennis court. They will provide a replacement planting in a location of our choice as compensation.
- Trail Maintenance (debris & gravel)
 - To address debris from tree removal, HOA got quotes from Blue Ribbon and Monarch. HOA will proceed with a volunteer community clean up event first, paying for a chipper rental. If additional cleanup is required after the event, HOA will get updated quotes.
 - Mi Jung will get 2nd quote for trail head gravel refresh. With 2 quotes, the board will then decide whether to proceed with this project.
- 2021 Landscape Contractor selection – Steve received proposals from Monarch, Malones, Progress, BrightView, and Brookstone. Steve recommends Brookstone, who also had lowest price. Board unanimously voted to select Brookstone.

7:56pm

Sport Court

- HOA will post an additional sign clarifying which neighborhoods can use the court
- Board reviewed possibility of adding pickleball lines to court and took the action of running a Facebook poll to gauge community interest. Since the court has just been cleaned and is prep'ed for paint, if sufficient interest exists, the HOA will have the work done this fall.

8:11pm

Finance Update (Ann)

- Update on 2020 Budget vs YTD Actuals
 - HOA is tracking to plan

- The HOA has received 2 one-time credits from Monarch: \$2,100 for COVID & \$3300 for an irrigation mentioned credit in contract
- Ann received a quote from an accounting firm for an audit of \$3000. Board decided to not to add audit costs to budget.
- Review & vote on Proposed 2021 Budget - Approved unanimously.

8:20pm

Annual Meeting

- Agenda approved unanimously. Will be similar to last year's agenda minus Solar panel topic but adding vote on By-law changes
- Annual meeting date is Nov 11th, location will be online via Zoom
- HOA will set up a Zoom Pro month-to-month account for meeting

8:37pm

2020 Special Projects Update

Owner	Project	Do in 2020	Progress update/Recommendations
Andrew	Xmas lights	Mandatory	Will proceed in Dec
Mi Jung	Trail Maintenance - Gravel	Optional	Will get 2 nd quote
Andrew	Trail Maintenance – Tree Debris	Optional	Will host community event
Ann	Reserve Study	Mandatory	Draft completed
Mi Jung	30 th Court plantings	Optional	Will not proceed
Steve	Playground Swing Set Mulch	Optional	Work completed
Andrew	Trail Trees Removal & Replanting	Mandatory	Work completed
Andrew & Steve	Landscape contract renewal	Mandatory	Work completed
Ann	Tennis court maintenance	Optional	Work completed
Steve	Oval TR Park Sign painting	Optional	Work completed
Steve	Park Bench & Picnic Table Maintenance	Optional	
Steve	Mailboxes Kiosks/Roofs	Optional	
Susan	Post & Rail Fence (205 th Pl & 30 th Ct)	Optional	Work completed

8:40pm

Celia to draft & send Q3 HOA email

8:41pm

Meeting adjourned.