

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

7:04pm

Meeting called to order

7:05 pm

2020 Q3 Board meeting minutes - Approved unanimously

7:05 pm

#### Annual Meeting feedback

- Overall consensus was that annual meeting went well (well organized, higher owner participation rate & easier to stay on agenda).
- Voting was a bit challenging due to proxy tallying & number of items up for vote. Voting should be easier in future years with fewer items to vote on.
- Consider a Facebook survey next fall to decide on in-person vs Zoom annual meeting

7:10 pm

#### Landscape updates

- 2 significant trail trees permitted and scheduled for removal on Dec 4<sup>th</sup>. All tree debris will also be removed to continue to keep trails clean.
- Unless a tree is an imminent threat, HOA arborist tree reviews will be scheduled to be undertaken on a quarterly to bi-annual basis.
- Windstorm damaged tree on 205<sup>th</sup> will be replaced this month. Andrew to arrange.
- Trail plantings to replace accidentally removed, sport court rhododendrons will be completed by Monarch this month.
- Monarch -> Brookstone transition going well. Monarch contract cancellation notice sent & accepted on 11/25. Steve & Mi Jung completed walkthrough of neighborhood with Brookstone.
- Mi Jung to investigate the option of an additional project this year to remove invasive ivy on trails to protect trail tree health.

7:23 pm

#### ACC

- Board approved new ACC RV Screening Structure guidelines shown in Appendix A (4 in favor, 1 abstained)
- Roofing - Board unanimously approved ACC selected roofing products (GAF Timberline HD Composition & CertainTeed Presidential Shake) each with 3 colors. ACC also researching & working on getting installation vendors' discounts. Will update website with details when finalized.

7:53 pm

#### Finance update

- 2020 Budget vs YTD Actuals are on track with a bit of surplus (2020 budget surplus to be added to reserves)
- 2021 invoices sent. 21% collected so far which is ahead of last year's pace.

7:58 pm

2021 Special Projects IDEAS

Owner	Project	Comments
Andrew	Holiday lights	
Andrew	Sport court Gate & Lock Options	
Ann	Reserve Study – on-site visit	Consider adding trees to reserve components?
Ann	Irrigation Controller Options	Better ways to manage water budget
Ann	Irrigation – overwatered areas	Re-Do irrigation heads to prevent overwatering
Mi Jung	205 <sup>th</sup> @ NE 25 <sup>th</sup> planting	
Mi Jung	Pruning/maintenance of Leyland cypress on N & S ends of sport court	
Mi Jung	Trim monument arborvitae	
Mi Jung	Circle Park Pine tree pruning & seating options	
Mi Jung	Poop Bag dispenser - Blackwell park	Mi Jung to investigate if Brookstone will do
Steve	Trail Drainage project (between 33 <sup>rd</sup> & 32 <sup>nd</sup> )	
Steve	Mailboxes Roofs	
Steve	Neighborhood Barking	Use Bark King or Pacific Topsoil

8:25 pm

Q4 email topics

- Switching to Brookstone
- Roofing product info
- Thanks to Andrew Wright for Holiday lights
- HOA investigating Sport Court locking system
- Covid resources
- Reminder: HOA dues payment due date is Jan 1<sup>st</sup>

8:32 pm

Meeting adjourned.

## Appendix A – ACC Vehicle Screening Structure Guidelines

Per ARTICLE III, Section 12 of the Timberline Ridge CC&Rs, the Timberline Ridge HOA's Architectural Control Committee (ACC) must approve the design of any structure used to screen or store certain vehicles on homeowners' property. Vehicles that require screening/storage per the CC&R are: "boat, boat trailer, camper, mobile home, recreational vehicle or travel trailer, cars or similar objects, either with or without wheels". For more information on the types of vehicles that must be screened/stored, see detailed vehicle definitions here: <https://timberlineridge.org/ccr-vehicle-definitions>.

TR HOA ACC's Guidelines/Standards for any structure/screening used for vehicle storage are the following:

1. The structure/screening must ensure that the vehicle is completely hidden from view, including from above.
2. The vehicle must be stored/screened in a permanent structure. Using trees, hedges or other vegetation as a screen is not allowed. This permanent structure can be
  - a. a modification to the home
  - b. an addition to the home
  - c. a stand-alone permanent structure
3. The screening structure's appearance must match that of the home including, but not limited to: the style, color and materials used for siding, roofing, windows, doors and garage doors.
4. The path or driveway to the structure must match in appearance, color & materials the home's existing driveway. Gravel, dirt or lawn are not acceptable materials for a path.
5. The floor of the structure must meet all code requirements for a concrete-slab garage floor and ensure that fuel spillage/runoff cannot contaminate the ground.
6. Per ARTICLE III, Section 12 of the CC&Rs, the structure must be setback 30 feet back any street bordering the property.
7. The structure must comply with all City of Sammamish setback requirements (see a summary here: <https://www.sammamish.us/attachments/pagecontent/53565/120%20HANDOUT%20R-4%20dynamic%20setbacks.pdf>).
8. Prior to approval, the homeowner must provide documentation to the TR HOA ACC demonstrating that they have obtained all necessary permits from the City of Sammamish.

A homeowner must submit a request to the TR HOA ACC demonstrating adherence to the above guidelines. The ACC will review the request and, if all conditions are met, approve the structure.