

Attending: HOA membership was represented by 29 households present and 27 proxies for a total of 57 members. Per Article III Section 4 of the HOA's By-Laws, 20 members constitutes a quorum, thus **quorum was established**.

Call to Order (7:04 pm)

Meeting called to order

Agenda (7:05 pm)

- Agenda was presented

Board Introductions (7:06 pm)

- The Board, Landscape Committee & Architectural Control Committee members were introduced.

President's Report (7:08 pm)

Sport Court lock pilot

- Pilot lock program, while not costly, was not successful. Lock was stolen 3 times and tampered with once
- Post-pilot survey had 99 responses; results were previously posted to HOA website.
- Survey showed that more homeowners were satisfied than not satisfied with sport court availability
- Board investigated more secure gate/ lock options; these options were expensive and will not be pursued. Board will research alternate methods such as homeowner court access cards.

Dog Park and Off-leash Dogs

- HOA wants to reiterate that, per WA State, country & city laws, all pets must be on leash in public areas.
- HOA board looked into several possible locations on HOA property and fencing vendors; all options were very expensive
- Investigation also raised insurance/liability concerns. The HOA's insurance would not provide ongoing liability coverage in the event of lawsuits. (e.g. dog biting another dog or person) .
- Given limited manpower on the board, the board felt the priority should be on maintenance of existing assets over the creation of new assets.

Comcast Proposal

- Survey results: 76% of responses are against the Comcast proposal (90 of 119 households)
- Board will ask those that volunteered in the survey to form a committee to investigate internet options for the neighborhood
- Results posted on documents page of HOA website at bottom of <https://timberlineridge.org/documents>.

Treasurer's presentation (7:16 pm)

- 2021 Dues collection was 100% – thank you! (40% paid via Zelle)
- 2021 Tree & water expenses over budget
- 2022 Budget
 - Proposed Dues are \$725 per household, due Jan 1st, 2022.
 - Trees have been moved to a reserve component instead of an operating expense due to difficulty in accurately forecasting annual expense amount
 - Increased water budget due to hot weather conditions & budget overages
- Audit expense will be added to 2023 budget.

Landscape Report (7:27 pm)

- January 2021 started working with Brookstone Landscape
- Had some challenges in the spring but getting better
- Bi-monthly walkthrough with owner and foreman
- Monument flowers did not look good because planting beds need roots removed and add new soil. Work to be done this spring.
- Working on getting more light into Circle Park. Rhododendrons have been trimmed and tall Pines will be limbed.
- Neighborhood volunteer event to be scheduled on November 21st (time TBD). Work will consist of: bulb planting at main entrance, weeding at end of NE 32nd Ct & trail clean up.
- Brookstone Landscape will continue in 2022.
- Leaf cleaning has been an issue

Voting (7:34 pm)

- Voting was done using Zoom polls. The results of the zoom poll were added with the proxy counts to determine a final tally as to whether an item was approved or rejected.

a. Approval of 2020 Annual Meeting's minutes	Approved unanimously
b. 2022 Proposed Budget	Approved as there were not sufficient votes (101 or more) to reject the budget
c. Waiving of annual audit requirements	Approved unanimously
d. Motion to vote on all nine by-law changes in one vote (vs one at a time)	Approved unanimously
e. Election of one officer to the Board of Directors <ul style="list-style-type: none"> • Ed Hodapp volunteered to remain on the board. He ran unopposed. 	Approved unanimously

Old Business (7:47 pm)

- Sport court access was old business from 2020 meeting and was covered in President's report (*see above*).

New business (7:50 pm)

- **Waste receptacles** – A member asked about the possibility of adding additional waste receptacles throughout the neighborhood for dog waste. The board will investigate.
- **Mail Kiosks** – A few members asked about repairs/painting of mail kiosks. The kiosks are 20 years old and it might be time to start considering replacement options. Kari Sand expressed interest in helping the ACC investigate these options.

Adjournment (8:07 pm)

Meeting adjourned