

Present: Celia Wu, Ann Tooke, Steve Sklepowich, Andrew Wright & Mi Jung Lee

6:05 pm

Meeting called to order

2021 Q2 meeting minutes approved

Landscape updates (Mi Jung)

- Contractor (Brookstone) more responsive
- Summer flower garden beds need to be planted earlier; better flower selection needed.
- Flower beds need roots removed and new soil added for easier planting of annuals.
- Circle Park (across from sport court) was tended to by contractor
- Some plants affected by heatwave, especially rhododendrons
- Brookstone has confirmed that there will be no price increase for 2022
- Irrigation controllers upgrade to 4G module as 3G cell service is being sunset; Ann will get estimates for upgrade
- Andrew/Mi Jung to organize an upcoming volunteer trail cleanup, weeding & bulb planting work party

Trees (Andrew)

- HOA looking for new arborist to work with
- Andrew is following up on various residential requests

Budget (Ann)

- For FY 2021, the HOA is overbudget on tree maintenance expense (due to winter storms) & water expense (due to heat wave)
- Board approved proposed 2022 budget to be presented at Annual Meeting. See Appendix A.

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 (last survey about 20); results will be posted to HOA website [here](#)
- Survey showed that more homeowners were satisfied than not satisfied with sport court availability
- Board investigated more secure gate/ lock options; these options were considerably more expensive and will not be pursued. Board will research alternate methods such as homeowner court access cards.

Dog Park Exploration

- 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, the board felt the priority should be on maintenance of existing assets over the creation of new assets

Annual Meeting

- Agenda, location, and date/time set: November 10<sup>th</sup> 7pm, via Zoom for 2021 annual meeting
- Ann to mail out meeting notices

Topics for Q3 email

- HOA Board will reiterate that, per King County laws, dogs must be leashed

7:20 pm

Meeting adjourned.

**Appendix A**

**2022 Proposed Budget**

**INCOME**                    **145,000**  
Dues                            145,000

**EXPENSES**                **145,000**

<b>Landscaping</b>	<b>60,480</b>	<b>Office &amp; General</b>	<b>8,570</b>	<b>Repairs &amp; Maint</b>	<b>9,000</b>	<b>Utilities</b>	29,500
Backflow Testing	80	Christmas Lights	1,000	Benches & Picnic Table	1,500	Electricity	6,500
Bark	4,000	Insurance	5,700	Electric	1,000	Water	23,000
Lawn Maint	3,000	Licenses	70	Irrigation	3,500		
Misc	370	Office Supplies	600	Mailboxes	1,000	<b>RESERVES</b>	<b>37,450</b>
Monthly Maint	46,530	PO Box	200	Playground	1,500		
Parks	3,000	Postage	500	Sport Court	500		
Trailheads	3,000	Reserve Study	500				
Water Monitoring	500						

**RESERVE ACCOUNT**

**Target**                    317,000  
**Current**                   160,000

**Notes:**

- The proposed 2022 annual dues are \$725 per household. This represents a \$20 increase (2.8%) in dues per household.