

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

6:00 pm

Meeting called to order

2022 Q2 meeting minutes approved

Budget (Ann)

- For FY 2022, the HOA is on track to be under budget. This is mostly due to reduced water expense (due to better control with new, 4G system).
- Board approved proposed 2023 budget to be presented at Annual Meeting. See Appendix A.

Annual Meeting

- Agenda, location, and date/time set: November 9th 7pm, via Zoom for 2022 annual meeting
- Ann to mail out meeting notices

Landscape updates (Mi Jung)

- Annual monument flowers looking great after slow start.
- Monument beds are being replanted on 9/22
- Will use some remaining landscape budget for circle park improvements

Mailbox kiosk pilot project (Steve)

- Board approved location of 5 kiosks to be included in pilot
- Boxes have arrived and are awaiting installation

Internet committee plan (Steve/Andrew)

- Will include message in Q3 email to ask owners to sign up for updates on Zply's fiber expansion to help indicate interest to Zply and, hopefully encourage Zply to add TR to their expansion plans

Sahalee Fence Gate (Steve/Andrew)

- Board reviewed the request from Sahalee HOA to place a gate near the sport park allowing access between the two communities. Will review with impacted homeowners.
- Will verify if a gate will have any impact on insurance/liability

Treasurer role transition

- Ann will retire from board following annual meeting in November. Ann will send out 2023 dues notices and help new treasurer transition through end of 2022.
- Andrew, Steve & Celia to meet to discuss recruiting plan. Will send a separate email to owners to solicit for volunteers
- Option to hire a bookkeeper can be investigated

7:20 pm

Meeting adjourned.

Appendix A

2023 Proposed Budget

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

EXPENSES **145,000**

Landscaping	61,980	Office & General	8,570	Repairs & Maint	10,000	Utilities	26,700
Backflow Testing	80	Christmas Lights	1,000	Benches/Picnic Table	1,500	Electricity	5,700
Bark	4,000	Insurance	5,700	Electric	1,000	Water	21,000
Lawn Maint	3,000	Licenses	70	Irrigation	3,500		
Misc	896	Office Supplies	600	Mailboxes	1,000	RESERVES	37,750
Monthly Maint	47,504	PO Box	200	Playground	1,500		
Parks	3,000	Postage	500	Sport Court	1,500		
Trailheads	3,000	Reserve Study	500				
Water Monitoring	500						

RESERVE ACCOUNT

Target 356,000
Current 160,000

Notes:

- The proposed 2023 annual dues are \$725 per household. This amount is unchanged from last year's amount.