

## **Pine Lake Estates Annual Homeowner Association Zoom Meeting Minutes**

January 14, 2025 – 7:00 PM

Welcome and introduction by Nisheed Rama.

Board Members Present (Self-Introduced):

- Nisheed Rama — President
- Linda Thompson — Treasurer / Landscape Committee
- Chelsea Wang — Secretary
- Mark Sentman — ACC Chairman

There were 17 homes represented at the Zoom meeting, with attendees introducing themselves.

There were 8 proxies received for this meeting.

Nisheed presented the meeting agenda and welcomed the new owners.

Nisheed mentioned the proof of notice for the annual meeting and login information.

Nisheed presented the President's Report and shared three main projects currently in progress:

- Adding landscaping bark adjacent to the community along 212th Ave SE.
- Hedge trimming to maintain access to the fire hydrant.
- Removal of several dying trees adjacent to 212th Ave NE.

Nisheed suggested holding HOA meetings on a monthly basis starting in February and encouraged more volunteers to participate.

Nisheed presented an overview of the HOA dues increase.

Linda presented the Treasurer's Report, reviewing the 2024 budget and the proposed 2025 budget.

- Due to concerns about endangered trees and increased expenses, the anticipated repair costs for 2025 will be higher than last year.
- Lorraine raised concerns about the landscape company, Evergreen Pond, and high water utility costs.
- Linda explained that these costs are reasonable, as commercial water rates are higher than residential rates.

Mark provided updates on ACC matters:

- Homeowners should consult the ACC before making major exterior improvements, such as painting, roofing, or structural changes.
- Mark also called for more volunteers to assist with reviewing requests.

Nisheed shared a voting link for the following:

- Approval of the 2024 Annual Meeting Minutes (available on the HOA website before the meeting).
- Approval of the 2025 Budget, including an increase in annual dues to \$400 per year.

Both votes passed with 100% approval.

Nisheed reminded pet owners to clean up after their pets and to avoid discarding waste bags behind the Pine Lake sign. He also reminded homeowners to ensure tree maintenance does not interfere with trucks and cars.

Nisheed reminded homeowners that annual assessment payments are due on or before February 28, 2025.

Payment Options:

- By Mail: Pine Lake Estates HOA, 3020 Issaquah-Pine Lake Rd, #565, Sammamish, WA 98075
- Zelle: Pine Lake Estates HOA – Email: plehoa1995@gmail.com
- Bill Payer: Through your bank's bill payment service.

Nisheed mentioned that requests had been received regarding solar panel installations.

Mark will provide updated guidance on solar panels within one to two months.

Linda asked for volunteers to help with spring flowers and landscaping projects.

Meeting adjourned at 7:46 PM.