Wayne Anderson

Welcome
Agenda

- Welcome: Wayne Anderson
- Accomplishments: Wayne Anderson
- Future Plans: Giles Nelson
- Emergency Preparedness: Giles Nelson
- Financials: Sandra Munsey
- LFEHOA CC&Rs: Bernie Glaze
- Elections: Rosanne Giurado
- Legacy Site: Eric Hancock
- SR 169 Widening: Wayne Anderson
- Update, drowning claim: Wayne Anderson
- Open Forum: Wayne Anderson
Wayne Anderson

Accomplishments for 2019
Shelter improvements

- Regraded area
- Installed lower retaining wall
- Graveled surface
- Work by Msite Construction Inc
- Funded by under budget spending from previous years
- Hopefully: an upper retaining wall next year

Photo taken with fisheye lens
New picnic areas

- Volunteer effort to clear area below lower trail
- Area leveled and graveled by Msite Construction
- Salvaged barbeque
- Future: clear out additional area to north, benches and additional barbeque
Other

- Backflow preventer installation to restroom water supply (required by CRWSD)
Facilities Maintenance

- **Community Pride Day**
  - Planted flowers to picnic shelter area
  - Chipped debris from cleared areas
  - Added play chips
- **Dock maintenance**
  - Replace 8 decking boards
  - Aligned mooring anchors
  - Replaced anti-slip mats
- **Beach sand**
  - 40 cubic yards
  - By Msite Construction
Vandalism Repair

- No vandalism this year!!
Communication

- Web Site
  - www.LakeForestEstatesHOA.com
- G-mail
  - LFEHOA.POBox782@gmail.com
- Facebook Page
- Flyers for events, posted on mailbox stands
- Block watch updates by e-mail
- E-mail notification for community safety issues
- Quarterly Newsletter
- Park Kiosk for park rules and safety issues
Cloud based records storage
Clean out old paper records from storeroom per records retention policy
Giles Nelson

Future Plans
Project Categories - 2020

- Common Area Maintenance and Improvements:
  - Retaining wall east of picnic shelter
  - Benches and barbeque
  - Cleanup of brush – northern park area
- Bark for cul-de-sac circles
- Gravel for play area steps
Support of city and county planned projects

- Green to Cedar River Trail Improvements
  - We have heard it was over budget and postponed (unknown future)
  - We are continuing to follow developments
- SR-169 widening
  - Update later in meeting
Renovate 2 of 4 cul-de-sac circles (20XX)
- Estimated cost: $800 per circle
- Needs to be a “homeowners around circle” led project
- HOA has no means to irrigate circles
- Requires homeowner agreement to provide summer watering
- HOA to reimburse for plant cost
Replace low voltage lights in entrance island (20XX)
- Estimated cost $750
- Will probably hold off until SR169 widening complete
Remove trees from north park areas (20XX)
- Estimated cost: $4500
- Thin out trees above Native Growth Protection Easement
- Establish additional picnic areas
Replace picnic tables and benches (20XX)
- Estimated cost: $10,000.00 (qty 6 - 8’ rect. + 2 - 6’ sq. cant.)
- Several table frames are badly rusted
- Wooden table surfaces are cracked and splintered
- Replace with weather resistant products

(illustrations only)
Reserve Fund Upcoming Projects

- **2023**
  - Entry fence replacement: 39,151
- **2024**
  - Entry fence painting: 12,125
  - Mailbox structure clean & paint: 3,916
  - Sport court coating: 2,328
  - Restroom trim paint: 279
  - Picnic shelter trim paint: 279
  - Park wood fence paint: 2,413
## Emergency Preparedness: Risk Overview

- **Risks we face:** Wild fire, Windstorms, Heavy snows, and a **Major ~9.0 Earthquake and resulting tsunami.**
- Google “2016 Cascadia Rising after action report” for doc of study.
- “A full rupture of the Cascadia Subduction Zone (CSZ) will result in impacts beyond the response capabilities of the region and will require resources from **around the world** to effectively respond and recover.”
- **What to expect?** No Police or Fire Dept’s available: they will be overwhelmed. Food, water & fuel will be sold out in an ugly mad dash. No electricity, gas, water, sewer & likely no communications for some time. Maybe cell text messages and land lines will work but unknown at this time.
The Pacific Plate EQ’s 1900-2013
The last known CSZ earthquake was on January 26, 1700, almost 320 years ago. The Pacific Northwest experienced the 1700 Cascadia earthquake (~8.7 – 9.2) and tsunami which had an impact as far away as Japan ... with a reoccurrence interval estimated between 300 to 500 years.

Frame of reference: The Nisqually quake on Feb 28, 2001 was a 6.8 on the Richter scale. A 7.8 quake would be 10 times more energy released and an 8.8 would be 100 times greater.
"In total, there are about 7,000 bridges on state, city and county road systems according to WSDOT."

“When a magnitude-8.7 or higher quake hits ... Life-safety access will become the top priority as crews clear roads for first responders and other essential vehicles. All public traffic will be halted after a major disaster...”

I.E. YOU WILL BE WALKING TO GET HOME AFTER A LARGE EARTHQUAKE: PREPARE NOW!
What you can do...

- Put emergency food, water & supplies in all commuter cars in a backpack plus coat, boots, flashlights, extra batteries, space blankets, pad, etc.
- *Paper map* with an agreed upon route highlighted you will follow as best as possible. Expect to be walking home and spending a night or two out.
- Buy a generator and 2 to 3 - 5 gal gas containers. Harbor Freight: $329 on sale for a 4375W unit.
- Buy a hand pump to siphon gas out of car gas tanks: Johnsons Hardware. ~$18
- Keep your car{s} gas tanks mostly filled.
- Wire a wrench to your gas main to shut it off ASAP to prevent a gas explosion and fire.
- Know where your main water turn off in your home is and CLEARLY MARKED.
What you can do...

- Sign up for emergency alerts: alert.seattle.gov
- Join CERT (Citizens Emergency Response Team) through Fire Dept. Next class date pending.
- HOAs:
  - organize local medical talent if they’re willing to help in an emergency,
  - communications organized and practiced with hand held radios,
  - are there any ham or amateur radio operators in our HOAs?
  - organized HOA level emergency help response teams once peoples own homes and lives are under control.

- DO NOT expect your neighbors to take care of your families food & water needs.

You need to prepare ahead of time or likely go without!
Sandra Munsey

Financials
## Operating Fund Cash Flow - 2019 (x $1,000)

<table>
<thead>
<tr>
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<th>Plan</th>
<th>Actual(*)</th>
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<tr>
<td>Beginning Balance</td>
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<tr>
<td>Income</td>
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<td>Operating Expenses</td>
<td>(58)</td>
<td>(54)</td>
</tr>
<tr>
<td>Transfer to Reserve Fund</td>
<td>(22)</td>
<td>(22)</td>
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<tr>
<td>Special Projects</td>
<td>(6)</td>
<td>(10)</td>
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<tr>
<td>Ending Balance</td>
<td>8</td>
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</tr>
</tbody>
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(*) Actual includes 4\textsuperscript{th} quarter estimates
Operating Expenses-2019 *

(*) Actual includes 4th quarter estimates
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<th>Actual(*)</th>
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<td>Beginning Balance</td>
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<tr>
<td>Transfer from Operating Fund</td>
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<td>Ending Balance</td>
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(*) Actual includes 4<sup>th</sup> quarter estimates
## Preliminary 2020 Cash Flow (x $1,000)

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<th>Description</th>
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<td>Income</td>
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<td>Operating Fund expenses</td>
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<td>Transfer to Reserve Fund</td>
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<td>Reserve Fund beginning balance</td>
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<tr>
<td>Transfer from Operating Fund</td>
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<tr>
<td>Special Project expense</td>
<td>(6)</td>
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<tr>
<td>Reserve Fund ending balance</td>
<td>92</td>
</tr>
</tbody>
</table>
Dues for 2020

- Total Dues for 2020: $717
  - Operating Fund: $527
  - Reserve Fund: $190

- 1.7% increase from last year
- Inflation for 2019 was 1.7%
- From US Department of Labor Bureau of Labor Statistics
HOA Dues Over Time

LFEHOA Annual Dues

- **HOA Dues**
- **HOA Dues for 1991 raised at rate of inflation**
LFEHOA income for 2019 is $81,075.

All prior audits have been conducted by the LFEHOA’s Finance Review Committee.

- Upcoming by: Debbie Brothers and Patti Hammett

Tonight we will vote on whether you (the membership) want the 2019 Financial Audit to be conducted by the LFEHOA Finance Committee, or if you want the audit to be conducted by an independent CPA.

- This vote will only apply to the Fiscal Year 2019 Audit.
- The Board recommends the audit be conducted by LFEHOA’s Finance Committee.
We have moved our Reserve Fund from State Farm Bank to Wells Fargo Bank

- Local service
- Better interest
Late notice service fee

- Following the due date for HOA dues, we send out approximately monthly late notices.
- Unfortunately we have a small number who continually ignore the notices until we threaten to file a lean.
- HOA is adding a service fee for late notices.
- $25 per notice.
- For those who contact us and need a special payment arrangement will not be charged once we have an agreement.
- Money will be used for commons area improvements.
Bernie Glaze & Gary Schroder
Architecture Control Committee Members

LFEHOA Covenants, Conditions, and Restrictions
Exterior Maintenance by Owner

- Keep lots in a neat, clean, and sightly condition.
- Keep trash and yard waste bins out of view from the street or any other Lot.
- Motor homes, boats, trailers, campers, etc. (referred to as Recreational Vehicles) may not be stored in open view from any Lot or right-of-way.

**Exceptions.**

- Temporary (less than 48 hours) parking of RVs on driveways is permitted while preparing or maintaining the vehicle before or after a trip.
- With advance notification to an ACC member, RVs may be parked on the Owner’s Lot for up to 1 week, to accommodate visiting guests.
Requests Requiring Approval

- Removal of native trees.
  - Replace 50% of native trees removed with native growth evergreen trees within 6 months.
- Temporary placement of bins to facilitate waste collection associated with construction, remodeling, or residence related improvements.
- Roofing Materials (provide sample). (Cedar, tile, or asphalt of 400-pound rating)
- Siding and Trim (provide sample).
- Masonry. (Native stone, brick, or stucco)
- Exterior Colors (provide samples). Generally, muted earth tones.
- Fencing, appurtenant exterior structures, and major landscaping.
Signs

• Only one (1) sign, billboard, or other advertising structure or device may be displayed on each lot.
  • Not to exceed five (5) square feet in size.
  • For sale or rent sign.
  • Political yard signs, during a campaign, until 5 days after the election.
Architectural Control Committee

- Volunteer (not elected) homeowners, appointed by the Board.
- Reviews proposed plans and specifications for residences, accessory structures, fences, walls, appurtenant recreational facilities, and major landscaping modifications, to ensure architectural changes are in harmony with the aesthetic character of existing LFE homes.
- Reviews proposals to change the exterior color of homes in LFE.
- Reviews requests to remove and replace native growth trees.
- Reviews roof replacement requests.
- Allow 14 to 20 days for review and decision.
Elections
Nominations of LFEHOA Officers are open for the positions of Vice President, and Treasurer.

Notice of nominations was included in the Fall Newsletter.

Nominations will be accepted this evening (Thurs, Nov. 14th) and via e-mail until Thursday, Nov. 21st. Nominee must be willing to serve for 2 years.

Voter’s ballot will be e-mailed by Friday, November 29th.
Elections

- Ballots may be returned by mail, e-mail, or red ballot box on Wayne Anderson’s porch (23306 SE 253rd Place).
- Completed ballots must be received or postmarked by December 9th.
- Returned and tallied ballots will be presented at the Thur. December 12th Board of Directors meeting.
- Successful candidates will be notified following the December Board meeting and will take office at the January 9th Board meeting.
- The term of office for each position 1/1/2020 to 12/31/2022.
Vice President

- Act in the place of the president in the event of his absence, inability or refusal to act.
- Exercise and discharge such other duties as may be required of him by the Board of Directors.
Treasurer

- Keep proper books of accounts.
- Send notices of annual and special assessments to Members.
- Receive and deposit all cash receipts of the Association into appropriate bank accounts.
- Monitor delinquent accounts and advise the Board of Directors on appropriate collection actions.
- Disburse funds of the Association upon the presentation of properly rendered and approved vendor invoices or as directed by resolution of the Board of Directors.
- Sign all checks and promissory notes of the Association.
- Arrange for an annual review of the Association’s insurance coverage.
Treasurer (cont)

- Present a preliminary budget for the upcoming year at the annual meeting of the Membership and distribute a final budget to the membership in January of the new year.
- Prepare monthly Statement of Operations and Statements of Financial Position with variance analysis for presentation at Board of Directors meetings.
- Cause an annual audit of the Association books to be made by a financial review committee from the Membership or a public accountant.
- Prepare and send an annual Statement of Operations and a Statement of Financial Position to the Members.
- Maintain a directory of the Members of the Association.
- Issue park keys to members in accordance with the Park Rules and maintain a record of key-holders.
Nomination and Election Schedule

- **November 21^{th}** - Additional nominations, along with bio information of the nominees, will be accepted.
- **November 29^{th}** - A Voter’s ballot will be e-mailed to homeowners.
- **December 9^{th}** - Completed ballots must be received or postmarked.
- **December 12^{th}** - Returned ballots will be tallied at the Board of Directors meeting.
- **December 13^{th}** - Successful candidates will be notified.
- **January 9^{th} 2020** - Successful candidates will take office at the Board meeting.
Volunteers Needed

- Architectural Control Committee
  - Bernie Glaze, Gary Schroder
- Welcoming Committee
  - Chair: Kim Hancock
- Easter Festivities Committee
  - Chair: Lorelie Kaid
- July 4th Festivities Committee
  - Any ideas?
- Christmas Lights
- Facilities Improvements and Repairs
- Potential Emergency Response Team
Legacy Site Update
It has strong support of the Mayor and City Council

Was core item discussed at retreat on 11/2

Decisions were made around what should go on the Site

Sentiment expressed for following the “Library Model” where possible
Is a workgroup focusing on developing standards for new Downtown Core
  - Recommendations due 7/20

Planning on Transportation Improvement Board HWY 169 frontage improvement grant for access

Temporary Farmers Market still planned for 5 acres of the Site across from Rock Creek

Access in 2022 with SR 169 improvements?
Proposed Plan

Trail steep grade

Trails
Proposed plan showing slope
Time Line

- Request for Qualifications
  - January 2020
- Shortlist of Developers/Industry Review Process
  - February-March 2020
- Property Zoning Property Appraisal
  - April-June 2020
- Downtown Standards and Guidelines/Request for Proposals
  - July 2020
- Preferred Developer Selected/Negotiate Terms/Developer Agreement Signed
  - September 2020-December 2021
Legacy Site Task Force Recommendations

- Active Forest
- Civic Green
- Commercial with unique retail
- Destination “brewhouse” type restaurant (no national chains)
- Farmers/Public Market
- Higher Learning Center (tech or corporate campus with residency)
- Innovative Offices and Collaborative Workspaces
- Recreation Center with Indoor pool
- Visitor Center
Council Approved Public Uses

Public Amenities (In order of CC Priorities)

- Active Forest
- Farmers/Public Market $
- Civic Green
- Water Feature
- Recreation Center (without pool)
- Visitor Center

Discussion again as to whether City Hall would be included

*Intent is to give broad concepts and let developers come back with creative specifics as to what works

$ Economic Engines
Council Approved Development Uses

Creates Developer Profit

- Commercial with unique retail $
- Destination “brew house” type restaurant (no national chain) $
- Innovative Offices and Collaborative Workspaces $
- Lodging $
- Entertainment $

$ Economic Engines
Wayne Anderson

SR 169 Widening
The city has just started the design process to widen SR169 to 5 lanes from SE 260th to SE 253rd intersection.

- Transition to 2 lanes north of 253rd
- Currently hired consulting engineer, surveying site and traffic studies
- Apparently no decision yet made for details
- We have sent letter reviewing LFE concerns
- We probably won’t see any drawings before Feb or March 2020
Vision

- 5 lanes (2 north, 2 south and one turn lane)
- Each side
  - Bike lanes or disabled vehicle lane
  - Curb
  - Planting strip with trees
  - Sidewalk
  - Retaining wall
- Buried electrical
- One traffic light or circle (no decision where)
- Look similar to Wilderness Hollow
  - We lose most of our landscaped frontage
Current Construction Schedule

- 2019  Planning
- 2020  Design and “right of way”
- 2021  Funding
- 2022 or 2023  Construction

- Impact of recent election, Initiative 976 is unknown
Likely Impact to LFE

- We will lose most of our frontage
- During year of construction
  - Area torn up, like construction to the north
  - Unlikely to be able to operate irrigation system
  - We will likely see loss of landscaping along 253rd
- Restoration can be an opportunity
Question

- With the city plan for trees along planting strip (along SR169)
  - What is our thoughts for landscaping along fence?
  - Would we be better off focusing on entry landscaping along SE 253\textsuperscript{rd} Place?
Wayne Anderson

Drowning Claim
Update

- June 23, 2015   Drowning occurred
- March 21, 2017   Suit filed
- February 14, 2018   **Summary Judgment**, Superior Court of the State of Washington, case dismissed with prejudice.
- March 19, 2018   Plaintiffs file for appeal with Court of Appeals
- July 1, 2019   Ruling filed; **Court of Appeals**, affirms the summary judgment of Superior Court for dismissal of plaintiffs claims. Gave 30 days to appeal to Washington State Supreme Court.
- No appeal was filed.
Parting Thoughts

- It’s important that all parents review our park rules with their children and clarify when they are allowed to use the park and swimming area.
- All need to understand that the parents are responsible for any guests their children invite into the park.
- Any children under 21 years old are limited to two guests.
- Guests are never to be left unattended or are the gates to be left open or unlocked.
- Anyone seeing people who don’t belong should ask them to leave or call Maple Valley Police (911 or non-emergency phone 206 296-3311, we have an agency agreement so that they can and do respond into the park).
Wayne Anderson

Open Forum
Questions and Feedback
A special *THANKS* for all the committee volunteers!!

- AC Committee
  - Bernie Glaze and Gary Schroder
- Newsletter Publisher
  - Lorelie Kaid
- Finance/Audit
  - Patti Hammett, Debbie Brothers
- Neighborhood Watch
  - Sandra Munsey
- Yard Sale
  - Sandra Munsey
- Community Pride Day volunteers
A special **THANKS** for all the committee volunteers!!

- **Easter Egg Hunt**
  - Lorelie Kaid and Sam Gillespie (master bunny)
  - And all who helped with hiding the eggs!
- **Welcoming**
  - Kim Hancock
- **Website**
  - Giles Nelson and Troy Loftus
- **Christmas Lights**
  - Wayne Anderson, Giles Nelson, Bernie Glaze, and Herman Edwards
- **Legacy Site Representative**
  - Eric Hancock

Together we make Lake Forest Estates a really special place to call home!
Happy Holidays
Thank You for Attending