

Vuemont HOA Board Meeting

11/11/2025

1. Call to Order: Rick V, Katie T., Anuj G., Ben P., Steve R., Yanmei Z. 6:36 pm
2. Approval of Minutes for previous September meeting minutes. 6:37 pm
3. Committee Reports:
 - a. Financial Report: (Elizabeth M. & Nicolette H.) in absentia emailed report - 6:38 pm
 - Outstanding dues in the amount of \$13,000.00.
 - Elizabeth has announced her departure as of the 1st of the year.
 - Possibly could have the bookkeeper take on additional responsibilities.
 - Should consider what to do with the outstanding balance, but we have 2 big bills for watering and vegetation management, plus some additional legal fees.
 - b. Communications Report: (Yanmei Z.) – 6:44 pm
 - New template for the website is being investigated to add new suggested features.
 - Yanmei to be stepping down as Communications Secretary as of 1st of the year.
 - Ben P. has offered to fill in for the interim until we find a new volunteer.
 - c. ARC Report: (Steve R.) – 6:48 pm
 - Email sent to homeowner with the outstanding materials in his front yard. Homeowner responded he is still awaiting permit approvals from the city of Bellevue. Suggest having the homeowner tidy up the piles of materials while waiting on the city.
 - Generator to be installed at home but will need to move up the fence to accommodate the generator.
 - d. Landscaping/Veg. Mgmt. Report: (Katie) – 6:53 pm
 - Thatching and overseeding of bare spots in the medians at the entrance.
 - Winterized the sprinkler system.
 - e. Rules and Regulations Update
 - Need to roll out the proposal to modify CC&Rs at the annual HOA meeting.
 - Final vote will require 51%, so will have a vote at the annual meeting and then send direct mail ballots.
4. Old Business: - 7:00 pm
 - Board resolution discussion and plan – update with attorney
 - Since Cougar Ridge unavailable, investigate using Lewis Creek visitor center.
5. New Business: - 7:02 pm
 - Survey results from the prior newsletter update.
 - Will resend the survey link to homeowners directly through email.
 - January 21, 2026, proposed date for annual homeowners meeting.
6. Meeting Adjourned:(7:09) Next meeting: Wednesday December 10, 6:30 (virtual).