

Annual Vuemont HOA Meeting: Meeting Minutes

11 January 2024

Board Member Attendance:

Ben P., Rick V., Katie T., Nicolette H., Steve R., Yanmei Z.

HOA Member Attendance:

Karen E., Kaemik V., Yoko K., Anne H., Siu L., Tami & Joe M., Eileen Z., Boyang S., Kathleen K.

7:05 - Meeting called to order.

- Board member introductions.
- Minutes approved.

Committee Reports:

7:10 - ARCHITECTURAL REVIEW – *Introduction to Architecture Applications and Tally:*

- Repainting: multiple
- Reroofing: multiple
- Driveways: 1
- Remodels: 2
- Landscape: 0

Please remember to give the ARC Committee plenty of time to review applications.

7:15 - LANDSCAPING UPDATE:

- *Green areas management continued (areas include: vegetation around Vuemont signs on 164th and SE 46th, median along SE 46th, bump-outs on 171st, 171st*

cul-de-sac green belt, and dip area).

- *Irrigation system maintained and winterized.*
- *Minimal watering this year on SE 46th Median*
- *Spring and fall plantings at signs*

Special Projects:

- *Bump-outs on 171st mulched and maintained.*
- *Several valves replaced on sprinkler system.*

Misc:

- *Pet waste station management continues in 2 locations, includes monthly waste pick-up and waste bag replenishment.*

7:18 - VEGETATION MANAGEMENT

- *Blackberry eradication across the greenbelt done in early spring (ongoing battle with invasive Himalayan Blackberries).*
- *Submitted for permit to do work in all zones across the greenbelt for view recovery in June 2023, which included communicating with rim neighbors re: priorities, several trips into the greenbelt and the creation of a “state of the greenbelt” report for the City of Bellevue (COB).*
- *Permit to do work in all zones along rim has been granted as of Jan 1, 2024. This includes removal of several view offending trees and retrimming of previously trimmed broad leaf maples.*
- *All removed view offending trees will be replanted at the COB’s strict “remove 1; replant with 3” ratio (lower growing species) and reinspected by the COB in order to keep the hillside stable and thriving.*
- *Work will be done in early spring, so that replanted trees have time to establish before the hot summer months.*
- *2024 will bring a review of our Vegetation Management plan and a new tree inventory (required by COB to continue with our plan).*

7:21 - CONCERNS & COMMUNICATIONS

Concerns:

- *Neighbors not maintaining home appearance.*
- *Overgrown lawn/weeds/hedges, roof replacement/paint needed, wildlife concerns, trees in greenbelt being dangerous.*
- *Automobiles may not be parked on City of Bellevue streets for more than 24 consecutive hours*

Communications:

- *Vuemont Spring Newsletter 2023 sent on May 28, 2023*
- *Neighborhood Crime Prevention Meeting on October 24, 2023:*
 - *Vuemont is quite safe. Cameras would appear to be most effective in added home security measures.*
- *Please update your contact information by filling out the form at:*

PAY Annual Dues (vuemont.org)

- *Note on –*

7: 25 - TREASURER’S REPORT:

	November 2022		YTD		YTD	Year
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Difference</u>	<u>Budget</u>
INCOME						
Dues Vuemont 1 & 2	0.00	0.00	40,300.00	40,610.00	(310.00)	40,610.00
Dues Vuemont 3 & Eastmont	0.00	0.00	4,770.00	5,220.00	(450.00)	5,220.00
Late / Transfer Fees	0.00	0.00	1,104.00	0.00	1,104.00	0.00
Interest	2.31	2.00	25.72	22.00	3.72	24.00
Sky Mountain Shared Expenses	0.00	583.33	1,208.39	6,416.67	(5,208.28)	7,000.00
Total Income	2.31	585.33	47,408.11	52,268.67	(4,860.56)	52,854.00
EXPENSES						
Administration	0.00	326.00	2,189.30	2,059.00	130.30	2,264.00
Bookkeeping	0.00	150.00	1,890.00	1,650.00	240.00	1,800.00
Insurance	0.00	0.00	3,369.00	3,369.00	0.00	6,277.00
Landscaping	1,379.88	2,375.00	33,382.08	26,125.00	7,257.08	28,500.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00
Major Repair	0.00	0.00	0.00	0.00	0.00	0.00
Storage Unit	0.00	0.00	0.00	0.00	0.00	0.00
Taxes	0.00	0.00	372.03	420.00	(47.97)	420.00
Utilities	24.77	30.00	262.04	330.00	(67.96)	360.00
Vegetation Management	0.00	1,000.00	0.00	11,000.00	(11,000.00)	12,000.00
Contingency	0.00	83.00	0.00	917.00	(917.00)	1,000.00

- *Collections are ahead of expenditures.*
- *No HOA dues increase will be necessary.*
- *Click to Pay will be updated with HOA dues notice email.*

OLD BUSINESS:

- *Nothing outstanding at this time.*

7:28 - NEW BUSINESS: *Comments, questions, concerns*

- *Medians at the front of the neighborhood need better care and less dandelions.*
- *Lack of leaf raking is clogging the storm drains.*
- *Roots from older trees in the median may be damaging the road.*
- *Question on whether HOA could make a proposal for Bellevue City grant.*
- *Master Gardener's Association could be a potential as well as Landscape Architects within the neighborhood could be potential resources.*

7:37 - ELECTION OF OFFICERS

- *Terms Expiring:*
 - *Katie Teplicky, Rick Valdes, Yanmei Zhao, Steve Rolfe and Nicolette Hortsch*
- *1 year remaining and continuing on the Board:*
 - *Ben Piper*
- *NOMINATIONS: We would love to have you join us!*
 - *Motion approved to continue terms of current board members*

7:50 – Meeting Adjourned:

Thank you for coming! Happy New Year!