



Vuemont Annual Meeting 2019

PRESIDENT'S WELCOME & AGENDA

1. Welcome & Introductions – President: Ben Piper
2. City of Bellevue Emergency Preparedness - Rebecca Chatfield
3. Approval of Previous Minutes – on website www.vuemont.org
4. Committee Reports:
 - a. Architectural Review – Steve Rolfe
 - b. Landscaping – Alison Evans
 - c. Vegetation Management – Katie Teplicky
 - d. Treasurer's Report – Steve Rolfe
 - e. Communications & Concerns – Yanmei Zhao
5. Old Business
6. New Business
7. Election of New Board Members for 2020



INTRODUCTIONS

Current Board Members:

President: Ben Piper

Vice President: Katie Teplicky

Treasurer: Steve Rolfe

Secretary: Ben Piper

Complaints/Communications: Yanmei Zhao

Landscape Chair: Alison Evans

Architectural Review Chair: Steve Rolfe

Vegetation Management Chair: Katie Teplicky



CITY OF BELLEVUE

EMERGENCY PREPAREDNESS - REBECCA CHATFIELD



ARCHITECTURAL REVIEW

Repainting:	6
Reroofing:	4
Driveway:	1
Remodel:	1
Landscape:	1



LANDSCAPING UPDATE

2019 Activities:

- Green area management continued.
- Three rotations of annuals planted at the two Vuemont signs.
- Bump outs on 171st mulched for weed control.
- Irrigation system maintained and winterized.
- Aspens on SE 46th St: we suspended aphid treatment last year due to the negative impact the chemicals have on bees and other beneficial insects. Since the aphids were not an issue in 2019 we will suspend the treatment for another year.

Special Projects:

- Median along SE 46th St updated with nandina and dwarf hugo pine.
- River rock added to bump outs on 171st to minimize wash-out that occurs during large storm events.

Potential Projects for 2020:

- Increase planting rotation at the two Vuemont signs and bump-outs.

Misc:

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



VEGETATION MANAGEMENT

- Secured approval from City of Bellevue for Vegetation Management Plan for next five years.
- Completed view trimming in May under our Vegetation Management Plan in 4 major zones.
- Replanted in November (3 planted for every tree removed) with native vegetation recommended by the City of Bellevue for hillside stability.
- Planning an assessment of greenbelt zones where trees are close to homes (south of greenbelt dip and far west zone on rim).
- Hillside stable and thriving.



CONCERNS & COMMUNICATIONS

Concerns:

- Neighbors not maintaining home appearance
- Overgrown lawn/weeds, roof replacement/paint needed, garbage cans left out, nuisance dog barking, trees in greenbelt

Communications:

- Newsletter sent April 2018
- New website being developed, allowing for easier communication and online payment of dues!



Financial Report

Financial position as of November 30, 2018:

- Cash in the Bank - \$71,286
- We expect to end 2018 with a cash balance of about \$68,000
- Dues are \$300/year for VM 1 and 2.
- VM3 and Eastmont are not part of our HOA but we assess them for their share of landscaping.
- All dues have been collected except 2 VM3 owners.
- We increased our spending on landscaping by a modest amount.
- The Board continues to believe it is prudent to have reserves available for future major costs such as replacement of the sprinkler system.
- **Dues for 2020 will probably remain the same as 2019.**
- We hope to have an online portal to pay dues up and running by January when statements are sent out!



2018 Income and Expenses:

(Actual through November plus projected December amounts)

Income:

Regular dues (@ \$300/home) – Vuemont 1 and 2	\$ 39,300
Assessments – Vuemont 3 and Eastmont	4,515
Sky Mountain Contribution for shared maintenance costs	6,417
Late fees and transfer fees	789
Interest	250

Total	\$ 50,653

Expenses:

Landscaping	\$ 22,200
Vegetation Management (Trees, Greenbelts)	13,400
Insurance	6,200
Administration and other	3,750

	\$ 45,550



PROPOSED 2019 BUDGET

(Actual Budget will be acted on after new Board is in place)

Landscaping (\$7-8k will be charged to Sky Mountain)	\$ 28,000
Vegetation Management	20,000
Insurance	6,000
Administration and other	4,000

	\$ 58,000
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OLD BUSINESS:

- Nothing outstanding at this time

New Business:

- Comments, questions, concerns



ELECTION OF OFFICERS

Terms Expiring:

Katie Teplicky, Yanmei Zhao, Steve Rolfe

1 year remaining and continuing on the Board:

Alison Evans, Betsy Amento and Ben Piper

NOMINATIONS: We would love to have you join us!

WE NEED YOUR HELP!



Happy Holidays