

1. Welcome & Introductions – President: Ben Piper
2. Roll Call
3. Approval of Previous Minutes – on website [www.vuemont.org](http://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 2021



# INTRODUCTIONS

## Current Board Members:

**President:** Ben Piper

**Vice President:** Katie Teplicky

**Treasurer:** Steve Rolfe

**Secretary:** Rick Valdes

**Complaints/Communications:** Yanmei Zhao

**Landscape Chair:** Alison Evans

**Architectural Review Chair:** Steve Rolfe

**Vegetation Management Chair:** Katie Teplicky



---

# ARCHITECTURAL REVIEW



# LANDSCAPING UPDATE

## **2020 Activities:**

- 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.
- 3-4 rotations of annuals planted at the two Vuemont signs.
- Irrigation system maintained and winterized: valve & clock upgrade.
- Aspens on SE 46th St: aphid treatment suspended past 2 years because of the negative impact on beneficial insects. Aphids have not returned so treatment will be suspended another year.

## **Special Project:**

- First annual Green Debris Pickup day in April.
  - 13-14 residences participated (10%)
  - We hope to repeat in 2021 and encourage more participation.

## **Potential Projects for 2021:**

- Increase planting rotation at the two Vuemont signs and bump-outs.
- Mulch bump-outs on 171st for weed suppression.

## **Misc:**

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



# VEGETATION MANAGEMENT

- Hired consulting firm to assess greenbelt dip for potentially hazardous trees as required by City of Bellevue. 6 trees were identified as hazardous (and slated for removal).
- Submitted for and secured permit from City of Bellevue to remove 6 trees in the greenbelt dip.
- Communicated with neighbors regarding tree work to be done.
- Tree removal was completed on November 6.
- Replanting will be done in early spring (one larger cedar tree for each tree removed)
- Will have work reinspected once trees are replanted.
- Next year we will spray for blackberries and work on one or two zones, depending on funds available.



# CONCERNS & COMMUNICATIONS

## Concerns:

- Exterior home appearance concerns:
  - Overgrown lawn/weeds, roof replacement/paint needed, garbage cans left out, nuisance dog barking, trees in greenbelt
- Rental properties: please keep HOA up to date with property management contact information.

## Communications:

- Newsletter sent April 2020
- Website has been revamped, allowing for easier communication and online payment of dues!



# FINANCIAL REPORT

## **Financial position as of November 30, 2020**

- Cash in the Bank - \$69,377
- We expect to end 2018 with a cash balance of about \$68,500
- 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 five (absentee homeowners)
- The Board continues to believe it is prudent to have reserves available for future major costs such as replacement of the sprinkler system.
- We will have an online portal to pay dues up and running by January when statements are sent out!



# 2020 Income and Expenses:

	<u>Actual</u>	<u>Budget</u>
INCOME		
Dues Vuemont 1 & 2	39,000.00	39,300.00
Dues Vuemont 3 & Eastmont	4,835.00	4,930.00
Late / Transfer Fees	1,607.00	0.00
Interest	65.84	275.00
Processing Fees	213.00	0.00
Sky Mountain Shared Expenses	3,351.40	6,416.67
Total Income	49,072.24	50,921.67
EXPENSES		
Administration	1,627.61	1,085.00
Bookkeeping	1,450.00	1,320.00
Insurance	3,343.00	3,200.00
Landscaping	27,099.75	26,125.00
Taxes	429.44	390.00
Utilities	266.25	385.00



# PROPOSED 2021 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
	=====

-



---

## **OLD BUSINESS:**

- Nothing outstanding at this time

## **NEW BUSINESS:**

- Comments, questions, concerns



# ELECTION OF OFFICERS

## **Terms Expiring:**

Ben Piper, Alison Evans, Betsy Amento\*

## **1 year remaining and continuing on the Board:**

Katie Teplicky, Steve Rolfe, Yanmei Zhou, Rick Valdes

**NOMINATIONS:** We would love to have you join us!

# WE NEED YOUR HELP!

\*Not running for another term



Happy  
Holidays

