

PRESIDENT'S WELCOME & AGENDA

1. Welcome & Introductions – President: Ben Piper
2. Approval of Previous Minutes – on website www.vuemont.org
3. Committee Reports:
 - a. Architectural Review – Steve Rolfe
 - b. Landscaping – Katie Teplicky
 - c. Vegetation Management – Katie Teplicky
 - d. Treasurer's Report – Nicolette Hortsch
 - e. Communications & Concerns – Yanmei Zhao
4. Old Business
5. New Business: **Anything here?**
6. Election of New Board Members for 2023



INTRODUCTIONS

Current Board Members:

President: Ben Piper

Vice President: Katie Teplicky

Treasurer: Nicolette Hortsch

Secretary: Rick Valdes

Complaints/Communications: Yanmei Zhao

Landscape Chair: Katie Teplicky

Architectural Review Chair: Steve Rolfe

Vegetation Management Chair: Katie Teplicky



ARCHITECTURAL REVIEW

Repainting:	5
Reroofing:	5
Driveway:	3
Remodel:	4
Landscape:	0

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



LANDSCAPING UPDATE

2021 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).
- Irrigation system maintained and winterized: valves replaced

Special Projects:

- Significant tree trimming and ivy removal near Vuemont signs
- Bump-outs on 171st mulched and maintained
- Grass under birch trees thatched, reseeded and top covering
- Several valves replaced on sprinkler system

Misc:

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



VEGETATION MANAGEMENT

- Reinspection of replanted areas south of greenbelt dip where hazardous trees were removed last year.
- Met with City of Bellevue to discuss ongoing Vegetation Management Plan maintenance.
- Hand work to be done next month to remove blackberries on hillside to encourage native vegetation to thrive in area. This work was postponed by weather this summer and lack of availability of contractor. We will be permitting and doing additional view corridor windowing, removal and replanting this year.
- Hillside stable and thriving.



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.
- Absentee landlords/homeowners must still maintain their properties and must ensure that their renters comply with the CCRs.

Communications:

- Vuemont Spring Newsletter 2022 sent on May 10, 2022
- Please update your contact information by filling out the form at:
[PAY 2022 Annual Dues \(vuemont.org\)](https://vuemont.org/PAY-2022-Annual-Dues)



2021 Income and Expenses:

	<u>2021 Budget</u>	<u>2021 YTD</u>	<u>2022 Budget</u>
<u>Income</u>			
Dues Vuemont 1 & 2	40,610	39,990	40,610
Dues Vuemont 3 & Eastmont	5,220	5,030	5,030
Late Fees and Transfer Fees	-	1,895	-
Interest	36	33	35
Sky Mountain Shared Expenses	<u>7,000</u>	<u>3,977</u>	<u>7,000</u>
Total Income	52,866	50,925	52,675



2021 Income and Expenses:

<u>EXPENSES:</u>	<u>2021 Budget</u>	<u>2021 YTD</u>	<u>2022 Budget</u>
Administration	2,234	1,952	2,000
Bookkeeping	1,800	1,725	2,100
Insurance	6,251	3,369	6,500
Landscaping	28,500	22,989	25,000
Utilities	385	257	350
Vegetation Management	12,000	9,058	10,000
Taxes	390	342	350
Contingency	1,000	1,817	-
Total Expenses	52,560	41,509	46,300
Profit (Loss)	306	9,416	6,375



2021 Balance Sheet

<u>Balance Sheet</u>	<u>1/1/2021</u>	<u>12/1/2021</u>	<u>difference</u>
Checking	\$7,651.00	\$14,118.00	\$6,467.00
Savings	\$56,534.00	\$56,568.00	\$34.00
<u>PayPal</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Total Assets	\$64,185.00	\$70,686.00	\$6,501.00



Treasurer's Comments

- HOA Financial responsibilities
- VM3 and Eastmont
- Contact information
- Reserves
- 2022 dues
- Online payment



PROPOSED 2023 BUDGET

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

Landscaping (\$7-8k will be charged to Sky Mountain)	\$ 25,000
Vegetation Management	10,000
Insurance	6,500
Administration and other	4,800

	\$ 46,300
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OLD BUSINESS:

- Nothing outstanding at this time

NEW BUSINESS:

- Comments, questions, concerns



ELECTION OF OFFICERS

Terms Expiring:

- Ben Piper

1 year remaining and continuing on the Board:

Katie Teplicky, Rick Valdes, Yanmei Zhao and Steve Rolfe. Nicolette Hortsch
(but eligible to recommit.)

NOMINATIONS: We would love to have you join us!

