

Vuemont HOA Monthly Meeting: Meeting Minutes

4 December 2019

Board Members in Attendance:

Ben P., Steve R., Rick V., Betsy A., Katie T., Yanmei Z.

HOA members:

Proceedings

7:38 - Meeting called to order. Introductions.

7:42 – Rebecca Chatfield: Presentation on Emergency Preparedness & Northwest Disasters

8:04 - Minutes approved.

Committee Reports

ARC:

8:05 –

- *6 New Application for new paint colors are up for approval:*
- *4 Re-roofing applications.*
- *1 new driveway, 1 Remodel & 1 Landscaping.*

8:12 – *Review of the application process and neighbor notification.*

Landscaping:

8:17 – Katie presents in Alison's absence:

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.

Trees/Vegetation Management:

8:21 – City required replanting:

- *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.*

Communication:

8:25 –

- Newsletter sent in April
- New Website development underway:

Finance:

8:27 –

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!

(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

(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

New Business:

8:34 –

- How are we doing on crime?

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

8:40 -

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:

8:45 –

Re-election of current board members were approved.

Next Meeting:

- Next Meeting Wednesday February 5th, New Castle at 7:15 pm.

8:49 pm meeting adjourned.