



## Monthly Board Meeting - Meeting Minutes

Wednesday, June 17, 2020

7:04 pm – *Amber called the meeting to order*  
*Rachael 2<sup>nd</sup>*

**Board Members in Attendance:** Jon, June, Patti, Steve, Rachael, Stefanie, Kelly

Amber requested someone take notes for the meeting – Rachael Osmon volunteered.  
Amber asked Rachael if she was willing to be Secretary going forward. She declined, at this time.

*Amber* \_\_\_\_\_ *approved the minutes*  
*Stefanie 2<sup>nd</sup>*

### **TREASURER'S REPORT – Jon**

“All bills are paid up”

3 outstanding homeowners.

He rec'd an email from homeowner at Lot 372 – was going to deliver a check....no show as of yet.

Amber – annual meeting packet needs to go out before dues invoices.

Jon to write up the wording regarding explaining the new verbiage proposed in ballot (the late fee / interest rate revision) – he actually emailed to June just before meeting began.

Discussion about the email.

Paragraph to be approved later...

Jon was hoping to discuss tonight.

Currently, the fee is 8% per month.

Terms of the late fee will be published each year going forward, if passed.

Lindsay (new homeowner) is questioning the wording stating concern not being specific enough.

Amber explained it should be rather vague.

It was explained that this is for the ballot, being voted on by all homeowners and that there must be 10% turnout, 2/3 of actual vote is considered majority.

*Amber approved wording of Jon's paragraph.*  
*Rachael 2<sup>nd</sup>*

### **RV LOT – Steve**

Current As Of 7/15/2020 1:16 PM

One person is leaving the lot.  
There are currently 5 empty spaces.  
25 spaces total.

Jon & Steve are close to deciding about the use for the extra money. We are 3-4 years from enough funds for the new driveway – another \$2,000. \$16,000 is estimated cost.

Steve requested the RV lot funds be put into a completely separate bank account. \$2400 for maintenance would remain in the general fund but all else into separate account. Jon is opposed to the separate savings account as there are already separate allocations and an additional account will only cause more work for him.

The two agreed to table the discussion for a later time.

### **ANNUAL MEETING – Amber**

Dates - Need two possible dates – one primary and one as weather backup, if needed.

OPT 1: Wed, 7/8

OPT 2: Tues, 7/14 (weather backup)

Venue – our park

Packets – must be sent out to homeowners at least 10 days prior to the meeting

*Rachael made a motion to make these dates official.  
Amber 2<sup>nd</sup>*

### **NEIGHBORS IN NEED UPDATE – June**

No new requests

### **MISCELLANEOUS ITEMS**

DOG OFF LEASH incident in the park. Pitbull , owned by non-residents.  
Amber personally addressed. The folks were compliant and polite.

PARK OPEN? – Amber explained the plan - that we will follow TVPRD. When they open, so shall we. This will decrease the likelihood of people coming to our park, from outside the neighborhood, just because our playground is open. Our PARK grounds are open but the PLAY EQUIPMENT is still closed.

Caution tape needs to be put back up. It has been repeatedly torn down.

Lot 332 Fence – Homeowner has not yet picked up the fencing materials.

Zoom Meetings is plan for board meetings until fire station re-opens.

### **ARC REQUESTS –**

Sax Family – 5460 SW 208<sup>th</sup> Ct - LOT 257

Change exterior paint color – **REQUEST APPROVED**

Current As Of 7/15/2020 1:16 PM

Antique Tin w/ White Trim. Blueprint [SW S470-5] for doors, including garage door.

Amber – YES

June – YES

Patti – YES

Rachael – NO

Lot 257 request sparked much debate over the importance of specific color criteria and the arbitrary rights the board currently has regarding approval of color schemes, etc. It was suggested this be added to the future CC&R revisions.

**Jon & Mary – LOT 260 – REQUEST APPROVED**

Plan to add shed was approved in January. He wishes to make the portion of the shed that faces the park the actual boundary, versus installation of fence BEHIND the shed. What will be visible from park will be cedar slats, tongue and groove. Stained to match existing fence.

Shed is less than 120sf. Doesn't fall under the 3' restriction. Fence height restriction would be 7'. The shed will not exceed such. Shed height to be 6' at the fence and sloped to 7' height toward the house.

Amber – YES

Steve – YES

June – YES

Stefanie – YES

Rachael – YES

**COMMUNITY OUTREACH RELATIONSHIP UPDATE – Patti**

We have a new community outreach person – Cody.

She will be invited to participate in the annual board meeting.

John Erickson asked about ADUs – no per Washington County.

Stefanie – Nancy is having mail trouble. Per Stefanie, Nancy has requested the HOA bills be given directly to Stefanie.

June & Rachael voiced concern over this. All should be mailed.

Acceptable solution: board will hand-deliver a copy to Stefanie and continue mailing to Nancy's official mailing address, as well.

**8:17 pm –** Amber called for the meeting to close

Patti 2<sup>nd</sup>