

Four Seasons Park

HOA Annual Member Meeting

10.14.2023

Trustees present: Theresa R. Lehman, Nick Spurrier, Tom Cline, John "Duke" Mehlhaff, Cameo Little, Brian Steinmetz, Kathy Villegas

- 1) Called to order 10:02 am
- 2) Trustees introduced themselves. A member called for a quorum to be determined. It was determined that 10% of members were present to conduct business. After late arriving members, a quorum determination would be made.
- 3) Minutes for 8.19.2023 were read and approved.
- 4) President's Opening Remarks-Theresa

Theresa called for all members to be respectful of each other, to listen and to speak with respect. She assured members that all concerns would be heard.

Theresa commented on the new pump house alert system, explaining we get daily alerts on the pump operation and chemical levels.

Theresa updated members on lien status. About 13 were placed last year, 6-7 removed; about 5 are ignoring notices; about 7 new liens will be placed within the next month. Written notices are always given. A member asked for the Board to provide an accurate accounting of lien status. Theresa mentioned that the Park's attorney recommends against foreclosure as a means of collecting overdue assessments, because it is expensive. Nick said that 83% of the membership has paid 2023 assessments in full.

Theresa spoke about the federal assistance program administered by the Jamestown S'Klallam Tribe, and that the program has already helped members with over \$20k in assessments. Theresa said that the rumor that the Tribe is buying up Park property is unfounded.

Theresa mentioned the Olympic Motorcycle Club and our efforts to reach an agreement on their easement in the Park.

Theresa discussed the September 2022 incident in the Park, and discussion followed.

- 5) Treasurer's Report-Nick

Nick reviewed his handouts, including year-to-date totals. He said 2023 was our best year yet for maintenance expenses of the water system.

Duke spoke about the newly-acquired permit for the bridge painting; unused 2023 funds will roll over to help with this large expense in 2024.

6) Water Report-Tom Cline

Tom reported that we had some underground leaks this year and 5 meters had to be replaced. Required testing has increased and wasn't budgeted in 2023. Work is ongoing on the leak at Red Cedar and South Alder. There was discussion about leaks and a question as to why it takes so long to resolve these issues. Tom emphasized that sometimes they are hard to locate and to determine if Park or PUD water is involved. He assured members that problems are dealt with as soon as is possible.

7) Maintenance-Brian

Brian said that Dave Mills, who was hired last year, has been doing a good job on maintaining the grounds. There was a member question about what areas are considered to be common areas. Discussion followed, and two members will maintain the roadway areas in front of their homes. A member requested that trees that are obstructing the approach to New Bridge be trimmed to provide a better view of oncoming traffic.

8) Roads-Duke

Duke reported that the end effector on the guardrail should be completed this month. Painting and marking of the speed bumps was done at a cost savings by using our current contractor.

The ecology barriers on Hemlock were saved from the cliff and repositioned.

The new kiosk was constructed.

Duke just recently received the permit to paint the bridge, after a year-long process. Discussion followed about environmental compliance and structural integrity of the bridge. Duke explained that canvas and a vacuum will be used during sandblasting. It is difficult to get someone to inspect the bridge, because it is our bridge, so not a state or county problem. Duke said the painting has to happen in early August, and decking has to be budgeted for another year. Areas not flaking will not be painted. A member questioned weight limits on the bridge, but it was the consensus that it is not a problem, since the bridge was designed as a railroad bridge.

Duke made a visual presentation on the Phase 2 and Phase 3 road projects, and members also had a handout. Discussion followed, and the projects will appear on the ballot.

Duke discussed a proposal to develop the lot near the pump house as a common recreation area and creek access for members. Discussion and questions followed. It will be necessary to have the area surveyed to establish Park ownership and to fence the area on both sides of the OMC easement.

Duke summarized the status of the disagreement with OMC and explained that our attorney is working with the OMC attorney to reach an agreement on the enforcement of the easement. Discussion followed regarding adversarial interactions which have occurred, misuse of the easement, misuse of the creek and trespass, unauthorized removal of trees and maintenance of Hemlock. Brian is working on the survey of the area, so that Park property can be marked and protected. Theresa said that if members see bikes in the creek, they should take pictures, and tell Theresa; she has the official contact who can take action.

Duke asked for volunteers to serve on a committee to review, revise and update our declarations of protections. Last revision was 2009. Discussion followed which included the mention that Washington State has HOA codes for reference and that stronger behavior clauses need to be considered.

Duke emphasized, in response to a remark, that we did not hire our attorney to shut the OMC out, but to clarify their easement rights and responsibilities. A member questioned the legal fees involved in negotiating this easement agreement. The attorney's fees are \$400 hr, and he is experienced with HOA issues. Duke said we are taking the most conservative and inexpensive approach to this issue at this time.

A member asked about a blinking light for Hwy 101, and the member was encouraged to contact the Department of Transportation.

9) Web Page and Emergency Management-Cameo

Cameo summarized the emergency training we received from the Clallam County Office of Emergency Management in September and the presentation from Sheriff King's office on the Neighborhood Watch Program. Some materials from that meeting were available at today's meeting for members. Cameo has scheduled a November 11 meeting for all members interested in further emergency training. We are hoping to divide the Park into some smaller neighborhoods so that members can pool resources and prepare to help nearby neighbors who may need assistance when evacuating or sheltering in place, and so that interested members can become trainers for their neighborhoods. In the course of discussion, Cameo mentioned that the Joyce community has a community cache, and we may consider that.

Cameo updated us on the newly-designed website and walked us through some of the new features. There is a members only page, and you can create an account and receive notifications. Information on emergency preparedness can be found on the website.

There was discussion about how open the Park records are to all members, whether we need a neutral secure location for records and converting the written records to digital. All agreed that records are open to members. If a member wants to review financial records, make an appointment with Nick. Up to date figures are presented at each monthly meeting. A member asked about an outside accountant, and Nick said that we have a CPA firm reviewing that last two years.

Theresa called for a lunch break at 12:22. Discussion resumed at 12:36.

10) A member called for discussion on the September 2 incident involving Tom Cline and a member of the OMC. Discussion followed. During discussion, it was determined that a quorum was not present for voting on the member's motion, so a vote was held to put the motion as read on the December ballot. The vote to include the motion was 14 yes 12 no. The motion is as follows:

"Remove Mr. Cline from all committee chairs and office he may hold and limit him to a "member at large" trustee for the remainder of his term."

11) Nomination of Officers – Theresa

The following were nominated to serve in the four open positions on the Board of Trustees for the 2024 and 2025 calendar years:

Theresa Lehman

Nick Spurrier

John “Duke” Mehlhaff

Cameo Little

EJ Little

Herb Ervin

Mark Zinicola

Nominees were asked to submit a short bio for the December ballot mailer.

- 12) Nick reviewed the proposed 2024 budget. Duke discussed the deferred maintenance line items. A member inquired about putting the deferred maintenance money in a high interest account. Members voted to put the proposed budget as written on the December ballot.

Theresa announced that the following dates have been set for meetings to be held at the Food Bank at 10:00 am.

November 4, 2023

December 2, 2023

January 13, 2024

A member asked for nominations for officers to be included on the ballot. The following nominations were made:

Nick Spurrier Treasurer

Cameo Little President

Brian Steinmetz Vice President

EJ Little President

Theresa Lehman President

Tom Cline Vice President

Kathy Villegas Secretary

Meeting was adjourned at 1:32 p.m.