

Four Seasons Park HOA
Monthly Board Meeting
July 15, 2023

HOA Board Trustees Present

- Theresa R. Lehman
- Judy White
- Nick Spurrier
- Tom Cline
- John "Duke" Mehlhaff
- Cameo Little
- Brian Steinmetz

Community Members Present

- See sign-in sheet.

The meeting was called to order at 1 p.m. The May meeting minutes were read aloud by the Board President, Cameo motioned to approve, Tom seconded and the minutes were unanimously approved by the Board.

Theresa made the President's Report to the Board and Members.

- She went over the grant program for HOA fees, property taxes, insurance and mortgage payments. She also discussed dues owed and the change in total outstanding balances from April to today. She reviewed the improvement of dues collections in 2023 compared with previous years and other statistics, all pointing to a steady positive trend in collections for 2023.
- There have been complaints of a driver (Mustang and Toyota truck) speeding through the neighborhood regularly. The same driver often has a dog off-leash following the car. After a general discussion, Theresa determined to send the member a letter requesting that she observe the speed limit and leash laws.
- Several properties in the neighborhood are for sale. Two sales are pending and perhaps five homes sold in the last few months.
- After an exhaustive search, a new HOA attorney, Matt Linde, has been hired. Very few HOA attorneys practice in

the area, partly because there have been changes in the laws governing these organizations. Mr. Linde is located in Poulsbo and has a great deal of HOA-related experience and 30-40 other HOA clients. His cost is \$325/hour. He is willing to come to one of our meetings.

- The attorney did advise that as an HOA, we should pick and choose liens and foreclosures. She has decided to continue placing liens, but feels in most cases foreclosure is too expensive.
- Theresa and Tom spoke with the new sheriff. He is hoping to get one or two more positions filled to patrol more areas.

Nick made the Treasurer's Report to the Board and Members.

- He went over the expenses and payments occurring since the last meeting. Bills included tree removal, water testing, leaks and meter installations, pothole repair, PUD bills and one-half the road project. Fourteen Members paid off balances. This left \$92,342.91 in checking and \$46,616.31 in savings.

Tom made the Water Chairman's Report.

- A leak at 60 Red Cedar Lane was repaired. It was paid by the customer, but Dale fixed it for her.
- The water main was repaired.
- The temporary chemical pump is still in place, but the new permanent pump has been received and it will be put into service soon.
- The PUD bill for the water system is up because water use is up.

Duke made the Road Chairman's Report.

- The HOA is on track to repair 50 potholes this year. That tracks with last year, as 50 potholes were repaired in 2022 as well.
- Duke is beginning to move his focus from the main road to repairing some of the neglected side roads (for example, there were huge potholes on Willow and Red Cedar). He will then come back to the main road.
- The repair on the curve was successful. The guard rail will be installed next week.
- He also led a brief discussion on the fact that we do have so much deferred road maintenance. He has spoken with the county road district, but there is no interest in adopting our

main road. We would have to bring it up to the minimum standard before it could be considered and that would entail considerable expense.

Cameo made a brief report on the website.

- She is considering moving from WordPress to a plain, hosted HTML site which would be less expensive and easier to administer.
- We discussed including more community information. Publishing minutes was discussed generally, and Judy stressed that they would have to be behind a firewall and for members only.

Brian made the Maintenance Chairman's Report.

- Tree removal started Monday. One alder on 474 Alder Lane and another on Cottonwood were leaning and were removed.
- Four alders and one maple were removed from above the water tank. The owner of the adjacent property on Twin Firs came down and talked to the arborist. She believed the trees were on her property. Brian met with her and she indicated that she had a survey done, but did not show it to Brian. Neither he nor the arborist found survey markers. She requested restitution for the trees that were removed, but offered no specifics. These trees had to be removed regardless of ownership as they were leaning and threatening the water tower and damaging the chain link fence. If they had fallen, the damages may have been in the hundreds of thousands and would have left homes without water for a significant period of time. It was decided by the Board that they would request additional documentation from that property owner before determining a course of action.
- The wood has been cut into 16" rounds and is at the pump house. It will be given to people per need.
- Repair or replacement of the chain link fence was discussed. The estimates received (both for new 7' 9-gauge fencing) were \$1,744.12 from NW Chainlink Fence Co. and \$2,754.85 from Peninsula Fence Co. Brian intends to get additional estimates if the Board decides on repair rather than replacement.

HOA Members were recognized to speak.

- Herb said a 6' diameter trash fire was started at 833 Cottonwood and tires were being burnt. There is a county-

wide burn ban and the resident at that address is living there with permission of the owner but without any water or electrical. Herb wanted to know if we have CCRs that would protect against someone living here like that. He called the fire department and they came and looked at it for five minutes and drove away without issuing a citation. Cameo asked if the dwelling could be condemned.

Theresa said she would go to the health department to see what we might be able to do to condemn that and also another similar property. There was a general discussion about the burn ban and exactly what it prohibits.

- Cindy at 43 S Alder requested that a speed bump scraped off a few years ago by the snow plow be replaced. There was a general discussion about the costs and needs for replacement speed bumps, and the fact that the neighborhood will only be adding the wider type in the future. Duke will look into replacing the speed bump.

There was also a discussion about making sure there were markers at all speed bumps for the snow plows and drivers.

- The owner at 93 S Alder wanted to know if it was OK to build a floating deck. It would not be connected to anything and could be pulled out when needed. Duke thought it wouldn't require a permit and that it would be OK to do that.
- Tom brought up an issue at a Willow Street property where the water line had to be relocated and the owners wanted to place it on HOA right-of-way. There was a general discussion and the decision to deny the request was made by the Board.
- Herb noted that he would like to see the numbers of people getting penalties and liens, and the how many Members are still significantly behind in paying dues. Theresa addressed the issues, but Herb felt some issues still remained and he would like to see hard numbers at a meeting in the future.
- Cameo offered to send Herb a copy of the HOA documents. She noted that we also should update the HOA documents to conform to current law now that we have a new attorney.

Theresa wrapped up with some final points.

- She discussed the Community Watch program and the meeting she and Tom had with Ryan King. They believe they secured a promise for more frequent patrolling in the neighborhood. We will be putting up new signs for the Community Watchdog program, and the program will be

launched at the 9/16 board meeting. There is also a new form residents can complete if desired allowing the sheriff to go onto their private property.

- She set the dates for the next three meetings for 8/19, 9/16 and 10/21.
- The 9/16 meeting (Neighborhood Watch, Disaster Preparedness) and 10/21 meeting (annual, meet & greet with attorney) will be well-attended, so they will be held off-site at the Port Angeles food bank just up the hill off 101.

The motion to adjourn was made, seconded and approved at 2:50 p.m.