

Mirasett Home Owners Association
2018 Annual Members Meeting Minutes

Meeting Held at Tumwater Middle School – 6335 Littlerock Rd – Tumwater WA 98512
Monday, January 28, 2019

Meeting called to Order: President – Gina Comeau

Record meeting start time: 7:03 - Meeting was adjourned: 8:30pm

Attendance and established quorum: 32

Board members Attendance:

Gina Comeau - Tom Donlon - Rebecca Murinko - Habib Serhan - Gail Kramer - Michelle Critcher

Agenda:

Announced 4 vacant board positions 2019 – Election to be held before the end of annual meeting

Question: What happens if there is not a full HOA board?

Answer: Must have a minimum of 3 members to make decisions for the neighborhood

1st Phase of Tree Project:

Received \$1,000.00 grant money from the City of Tumwater Note: Project Grants are open competitive once each program year with preference given to new projects and neighborhoods. Event Grants are available every two years to neighborhoods that have applied and received funding before. Mirasett HOA could apply again for another grant in 2019 provided that is another phase of a project and not maintenance of a prior award

Removed 17 trees and planted 25 new trees

The removal of the maple root system on Mirasett Street was unsuccessful. **If the 2019 budget allows**, these areas will be revisited for root clean up and beautifying these areas

Question: Why were there 17 trees removed and 25 planted?

Answer: Extra trees were purchased to replace the trees that had to be taken down in past years. Trees were planted according to the City of Tumwater approved 4-year tree project

Question: Is the City of Tumwater requiring us to replant?

Answer: Yes, the City of Tumwater requires the replacement of any removed trees in Multifamily dwelling (reference City of Tumwater Chapter 16.08 Protection of Trees and Vegetation)

Irrigation System:

Received 1 estimate to determine the **approximate** cost of repairing or replacing sprinkler system

Repair of system – \$23,000.00 Replacement of system - \$58,000.00

Community Garage Sale & Clean-up Day:

Successful turn out – Thank you to all participated

Mirasett Entrance Clean-Up:

Thanked all volunteers who came out to help with sign repairs and the new landscaping at entrance area - Reminder there is no dumping in front of Mirasett sign

Treasury Report – 2018 Budget

All dues were collected for 2018

Under budget for 2018

Received \$1,000.00 grant money from City of Tumwater for tree project

Received \$140.00 reimbursement from Black Hills HOA for sign and landscape project

Treasury Report – New Budget 2019

Dues were due on January 1, 2019 – A late fee of 10% will be accrued for any payments not received by March 15, 2019

Estimated tree replacement project funding at \$10,000.00

Estimated Lawn Care funding at \$6,500.00

Increase in lawn care comes from the HOA taking back the maintenance of the parking strips

After reviewing our covenants **Article IA** – states that it shall be responsibility of Association to maintain Common Area Maintenance

Question: Why not have a special assessment for the tree project and sprinkler system?

Answer: Yes, the board did consider a special assessment for these projects but concluded it could be a hardship for many households. We as the Board, thought we should bring this matter to the annual meeting for member input.

MOTION: There was a motion to add a line item to the 2019 budget for legal counsel for legal issues that may arise throughout the year

MOTION was 2nd and a vote was taken: **10 for the proposal and 19 against**

VOTE was taken to approve the 2019 budget as proposed by the Board
26 for the proposed budget and 3 against – Budget was approved for 2019

Review and discussion of Covenant Amendment Article II – L. Campers, Trailer & Recreation Vehicles

The floor was open to discuss the new proposed covenant change

There was a good debate on the new amendment, it was decided that the language needed to be revisited and changes were needed. The amendment was withdrawn for a vote

Election of New Board Members:

Your new board members: Michelle Critcher – Tom Donlon – Rebecca Murinko

Donna Smith (18 Votes) – Ryan Thedy (21 Votes) Gary Kendrick (20 Votes) -

There is still one seat open, please contact the board if you are interested