

Mirasett Annual Homeowners Meeting
Minutes
01/27/2020

Location: Tumwater Middle School Music Room
Board Members Present: Gary Kendrick, Vice President
Ryan Thedy, Secretary
Michelle Critcher, Treasurer
Scheduled Time: 7:00 – 8:00 PM

The meeting was called to order at 7:06 PM by VP Gary Kendrick.

Opening remarks: Tom Donlon, Board President is not able to attend this meeting, but we hope to get through the agenda items on time.

Budget update: Michelle ran through the budget from 2019 with the homeowners. The HOA kept within the approved budget except for a few line items. The approved budget for the year was \$22,895 with \$1,717.78 carryover expenses from 2018 (landscape bill for \$1,573.88, a \$35 school meeting bill, etc.). We were \$584.54 under the years' total budget without the carryover expenses. Actual 2019 expenses were \$22,310.46.

The income and expense report now shows where the money is going more thoroughly. The \$106 line item was the legal expenses for a lien placed on a home for an unpaid HOA due. We also had a special meeting in September, which shows the annual meeting budget line as \$15 over. The website was upgraded to the new version.

The PO Box line item was over because there was an additional key made.

Some other line items where notable expenses occurred or more information was thought important:

- We trimmed trees up to the code of the specified feet from the ground. We also paid for the re-graveling of the drive to the retention pond
- We also saved some money on the tree project - roughly \$2,000 under the budget

If all homeowner dues are paid for the year, the HOA will have \$13,320 income for 2020. The projection on the income and expense worksheet shows that we will have around \$5,000 remaining after all projected expenses for 2020.

The tree project was a four year plan and we have two more years to complete the project for all trees in the neighborhood that need to be removed. An option provided was to skip a year to save money to pay for the project in the following years. We have to buy bigger trees with each successive year, resulting in potential higher expenses each year.

Homeowner question: A question was brought up if we can get homeowner input for items that are larger expenses. The Board said that we can look into the option but also suggested that homeowners read the Board minutes posted on the website to gain a better understanding of the expenses and decisions the Board makes.

Homeowner question: The homeowners asked if the Board is still opposed to a special assessment. The Board said that we are not and were unsure if the Board had been opposed in the past, but suspected that it was the homeowners who said they did not want the special assessment in years past to pay for the tree project.

Homeowner comment: Some homeowners were not aware of the special meeting that was held in September. The Board apologized if their homes were skipped when handing out the notices and committed to doing better in the future.

Homeowner comment: Multiple homeowners stated that the raise of dues attempted was too high for homeowners to take. A smaller increase would have been more palatable.

Homeowner question: A homeowner asked if we can speak about the tree project and how we want to go about that for the next year. We can either skip a year or reduce the amount of trees that we want to replace this year. The homeowner said it would be worth the \$80 fee to revise the plan with the City to change the negotiated timeline.

MOTION: A motion to remove the tree project from the 2020 budget was made by a homeowner. Seconded by a separate homeowner.

Much conversation followed, echoing the sentiments already provided in this or prior meetings and the motion was withdrawn.

MOTION: A motion to approve the 2020 budget as written was made. Seconded by a separate homeowner.

Voting:

In favor: 24

Not in favor: 02

Motion passes and the 2020 budget is approved.

Topic for next Board meeting: From the prior discussion, a future Board meeting topic to discuss is how do we increase the dues in a manageable way for the homeowners.

Homeowner comment: The topic of the Mirasett throughput was brought up. A homeowner questioned the Board to see if they know of the status. Michelle said that the permits are currently held up by the City and so the project is on pause for the time being. We should know more once that process is figured out.

Homeowner comment: Discussion around the gate repair issue to the retention pond was held. A homeowner made comment that we shouldn't allow access the area. The Board does not know if this is allowable since it is a common area that is paid for by the dues of each homeowner. The Board will look into repairing the fence once the new Board members are brought in.

Board Openings: Jeff Zimmerman has volunteered to join the board; Tom and Michelle are vacating their positions as Treasurer and President, respectively. This means that we have four openings (Ryan and Gary, currently serving as Secretary and Vice President, respectively are staying on the Board).

The Board asked for volunteers to join the Board. Jennifer Noski and Gail Kramer volunteered to run.

Voting for the new members commenced. The Board collected everyone's ballot and Jeff, Gail, and Jennifer were elected to the Board.

With no further business to discuss, Gary close the meeting at 8:09 PM.