

Mirasett Annual Homeowners Meeting  
Minutes  
01/29/2021

Location: Virtual Meeting via Zoom  
Board Members Present: Gail Kramer, President  
Gary Kendrick, Vice President  
Ryan Thedy, Secretary  
Jeff Zimmerman, Treasurer  
Jennifer Noski  
Scheduled Time: 7:00 – 8:00 PM

The meeting was called to order at 7:07 PM by Gail Kramer without a quorum, hoping to gain the 25 needed homeowners.

Opening remarks: We are recording the meeting, but can stop the recording if anyone has any concern with being recorded.

This is our first virtual annual meeting and we ask that everyone keep their mics muted unless speaking. To request to speak, you can use the raise hand feature and we will call on you to speak to keep things orderly. The text chat is also available for everyone at all times.

We will open the floor for new business at the end of the meeting for anyone who wishes to speak.

Budget update: Our regular annual dues are \$13,140 but we collected a few past-due dues this year. Our expense budget for the year was \$24,210 but only spent 18,876.29 for the year, being under budget in almost every category. We are moving forward 16,018.

Homeowner question: The landscaping line items simply say landscaping, but do not say what they are. The homeowner would like to know what the expenses actually are.

Gail said we have the information and can send the specific bills to show what we are paying directly for.

**ACTION ITEM:** Send Louise the Capital City Landscaping bill details.

2020 Accomplishments: Jeff provided an update on the tree project for 2020. We finished the third year of the tree project taking out 13 trees and planting 13 new ones. We will take out the fourth year of trees (the last 10) in November or December of this year. The expense should be equal to or less than this year and the tree project will be finished.

We only had the tree project as our big project of the year.

2021 Proposed Budget: Gail went over the 2021 proposed budget. We increased the lawncare budget line item because of the increased costs from the lawn care companies. Our insurance premiums changed this year with an adjustment to our coverage, but we slightly increased the budgeted amount for changes from the insurer.



Homeowner question: The discretionary maintenance fund was not used (budgeted at \$2,000 for 2020) and the homeowner asked why, stating that the HOA fence needed repair. The fence did not fall apart in 2020 and we have a fence repair budget line item to repair that.

Homeowner comment: Homeowner asked who they need to contact if they need sidewalk repair and tree trimming.

The Board is responsible for the trees in the common areas but the sidewalks are maintained by the City of Tumwater.

Homeowner comment: A homeowner was confused about the fence repair line item and the storm damage repair.

Gail clarified that the line items were related but not necessarily the same thing.

At 7:32, the 25<sup>th</sup> homeowner joined the meeting to establish a quorum.

Final call for discussion about the proposed budget.

Homeowner comment: A homeowner is concerned that the Board does not have reserves necessary to mitigate the risk of unforeseen expenses. Homeowner proposes another \$2,000 be added to the discretionary fund.

MOTION: Rick Griffith moved to add \$1,000 to discretionary maintenance and \$1,000 to legal services. Seconded by Josh (7135).

Voting:

In favor: 09 - Not in favor: 16

**Motion does not pass.**

MOTION: Todd/Sue made a motion to approve the 2021 budget as written. Seconded by Pam.

Voting:

In favor: 23 - Not in favor: 02

**Motion passes and the 2021 budget is approved.**

Call for volunteers for the HOA Board: We have three openings for the Board and would like to have volunteers join.

Homeowner comment: What positions for the Board are available?  
We decide the positions during our first meeting.

Sue Mountin volunteers to join the Board. Tania Albert also volunteered.

MOTION: A motion was made to approve two new board members.

Voting:

In favor: 24 - Not in favor: 01

**Motion passes**

Homeowner comment: The driveway into the retention pond has not been taken care of for the 17 years they lived in the neighborhood. There should be things that can be done to get rid of



the weeds and they have seen the gate broken far too much. There should be permanent ways to get weeds killed off.

Homeowner comment: We got the timbers replaced in the last few years and the drive to the retention pond will always have weeds with the gravel there. If we continue to have the dues at the same level they were set in 2004, we will not have the funds to repair/replace things that are needed. We need to raise the dues instead of kicking things down the road.

Homeowner comment: Another homeowner agrees that the weeds are bad. It was grass at one point and it was not much better than the gravel. It would be nice to spray it two or three times per year.

Homeowner comment: The dues are very low for our area and they were surprised. They proposed raising the dues.

The Board let everyone know that we need to hold a special meeting with 30 days notice to homeowners and 2/3 of homeowners need to vote to pass it. Gail called for volunteers for a subcommittee to look into increasing the dues.

Rick Griffith volunteered for the committee.

ACTION ITEM: form committee and include Rick.

A poll was presented to determine who would be open to considering a dues increase in the future.

Poll response:

In favor: 20      -      Not in favor: 05

Homeowner comment: The VP noticed that some cars park close to the mailboxes and doing so causes the drivers to not stop.

Homeowner question: Does the neighborhood do fundraisers or donations?  
We don't do fundraisers but would accept donations.

Homeowner comment: With the new development behind us, the neighborhood dues are probably going to be three or four times what ours are. We should use the new dues as a comparison.

Homeowner comment: Are the HOA contracts the Board is engaged in on the website? And are the bids available?

The Board can post the final contracts to our site. The Board welcomes any homeowner to review the bids with us.

ACTION ITEM: Place the final landscaping contract to the website.

Homeowner question: Is it possible to increase fees for a single year?

Yes, we can do a special assessment but the same voting requirements exist for raising dues.

Gail adjourned the meeting at 8:13 pm.