

Mirasett Homeowners Association

Annual Meeting Minutes

February 26, 2024 - 7:00 P.M.
Tumwater Middle School

- I. Call meeting to order
 - A. Annual Members' Meeting called to order at 7:03 by HOA President, Paul Kramer
 - B. There were 31 homes represented, 4 of those were by proxy.
- II. Treasurer's Report- 2023 Financial Review- Gail Kramer (7:04 P.M.)
 - A. Income and Expense reports presented for review (Attachments)
 - 1. Dues received \$18,075, expenses \$13,161.69, reserve \$3,000, total of \$16,161.69 for the year.
 - 2. Budget was \$18,165 - end of year balance was \$8,865.64.
 - 3. Saved on lawn care/maintenance and other areas, used savings on replacement of mailboxes from discretionary maintenance.
 - 4. Second page- expense detail report
 - B. Floor opened for questions
 - 1. Discussion regarding reserve account -how the amount was determined
 - 2. Volunteer to check with neighboring HOA regarding reserve study cost and reserve requirement- Jason Stapert
 - 3. Discussion about fences and who is responsible
 - C. Proposed Budget
 - 1. Increase on landscaping to keep up with current rates, will be obtaining landscape company bids
 - 2. Trees- some trees may need to be replaced
 - a. Stump grinding-parking strip improvement-discussion re: homeowner maintenance of parking strips, potential liability. Board will consider liability waivers
 - b. Fence by entrance and gate to center retention pond needs repair
 - c. Funds included for final mailbox replacement
 - d. No other significant changes made
 - 3. Motion- to approve – Paul Kramer, seconded Chad Bennett
 - 4. 27 voted to approve, 1 abstain- budget approved
- III. Accomplishments: We had a very small board so didn't take on many projects
 - A. All dues paid for 2023
 - B. Mailbox replacement

IV. New Business

- A. Parking strip maintenance was discussed. When landscaping crew is hired, please let the board know if you don't want them working on strips in front of your property. The board will work with the landscape crew to notify them.
- B. City to paint curbs and fire hydrants, Chad is working on this
- C. Blackberry bushes in retention pond, board will add this earlier in the season
- D. Mailbox parking- consider signs to discourage parking near boxes
- E. Mailbox security - cameras and lights

V. Board Elections

- a. Tania to resign at end of meeting. Board members remaining are Gail Kramer and Paul Kramer.
- b. Chad Bennett, Jason Stapert, Kathy McDonald, Saul Santory added to ballot
- c. Jennifer Noski and Jason Albert verified votes – new board members voted in

Meeting adjourned at 7:55 pm