

Mirasett Home Owners Association

Special Meeting – September 30, 2019

Date: 9/30/19

Location: Tumwater Middle School

Time: 6:30 PM

Attendance:

Tom Donlon, President

Gary Kendrick, Vice President

Michelle Critcher, Treasurer

Ryan Thedy, Secretary

Call to Order: Tom Donlon called the meeting to order at 6:06 PM.

Special Topics

Two changes to the covenants are proposed, one to change the annual dues.

1. Change the annual dues to \$300.00 per year.
2. Change section L Campers, Trailers, and Recreation Vehicles covenant to
Boats, boat trailers, utility trailer, recreational vehicles (RV's) i.e., motorhomes/travel trailers, nonworking automobiles, or similar objects, either with or without wheels will not be parked, within visibility of the street anywhere within the Mirasett neighbor HOA managed boundaries. Exceptions will be with written permission, granted by the procedure specified in Article X (Architectural Control Committee) providing storage to be no less than 20 feet to the front property line or to any side street line; provided, however that such personal property or vehicle shall be adequately screened and/or within a structure which has been architecturally approved by provision or Article X.
Temporary Parking: Parking of (boats, boat trailers, recreational vehicles (RV's) to include motorhomes, travel trailers, and truck campers, utilities trailers) for the temporary loading and unloading can be parked within the boundaries of the Homeowner Association managed property for up to 48 hours. All requests to exceed the 48-hour requirement are required to receive written approval from the Mirasett HOA Board prior to parking the vehicle. Failure to follow this article will subject the homeowner to the maximum allowed fines.

We have 35 people at 6:42. We opened the floor to questions.

Homeowner Question 1: Asked if we considered a special assessment for the tree project instead of raising the dues.

Board Response: The budget is not only affected by the tree project; it just happens to be the largest factor that is a known expense. The other big issue is the landscaping. We are getting

\$10,000+ bids for landscaping for the neighborhood now and anticipate that rising as the years continue. The dues have not changed since the neighborhood was established in 2004.

Homeowner Question 2: For clarification, on common areas being fixed, the tree project does not cover the other common areas being fixed. We have deferred fixing other common areas each year and the neighborhood is showing that we don't have the fixes in place.

Board Response: We are looking at fixing all areas, but the current finances do not allow other fixes for many years. This is the reason the dues were looked at.

Homeowner Comment: One homeowner said that their tree was planted too close to the neighbors tree. She was thankful that her tree was taken down, though. A friend lives in Jubilee and they did a special assessment to pay for a project and only 40% of those homeowners have paid. They still have a month to pay but the homeowners are not being responsible to pay for the project. This was taken as a consideration if the Board decides to try a special assessment instead of raising the dues.

Homeowner Question 3: One homeowner asked if paying in two installments instead of a single payment is an option if the dues are increased.

Board Response: Yes, dues can be paid in two installments, if the measure passes. The concern was raised that the Board may take away voting rights if only paying half every two years for various reasons. The Board had not considered this and may address this in future changes to the Covenant, if the measure passes. (note that to pass any change to the Covenant other than the dues, a $\frac{3}{4}$ vote of all homeowners is required and we struggled to get $\frac{1}{2}$ of homeowners to vote for the dues increase)

Homeowner Question 4: Another homeowner asked if we could look into doing drought free common areas. The sprinklers have not worked for her home since she moved in. Another homeowner raised a concern that gravel might not be the best because the weeds are coming through on the neighborhood sign.

Board Response: It has been brought up but never fully considered, partly because of the large upfront expense, which the HOA does not have. The topic will be discussed at a future Board meeting.

Homeowner Question 5: It was questioned how the board came up with the \$300 dues number.

Board Response: The dues can only be raised once every three years and we considered doing an inflation based raise each year but it could not be done. We found that most of the maintenance costs are what we need the funds for and we used an estimation of future

expenses and consideration of what may be an acceptable increase for homeowners to arrive at the \$300 number.

Homeowner Question 6: A homeowner inquired what the gravel and boards cost for the retention pond entryway.

Board Response: The costs for the gravel into the retention pond with the boards was \$1,500.

Homeowner Question 7: A homeowner asked what exactly is involved in the tree project question.

Board Response: Tree removal for a subset of the remaining original trees along with stump grinding. Increasing the dues would help pay for the remainder of the trees that need to be cleaned up from the past tree project.

With no other questions and time running out, Board President Tom **adjourned the meeting** at 7:19 and **called for all votes** at 7:22 PM. The votes were counted by the Board members and both measures failed as follows:

Measure	Yes Votes	Votes need to pass
Dues Increase	22	24
Section L	31	54