

**Mirasett Homeowners Association  
Meeting Minutes**

**Date of Meeting:** March 26, 2019

**Meeting called to order:** Tom Donlon at 6:09pm

**Meeting Adjourned:** 7:03pm

**Members:** Tom Donlon - Gary Kendrick – Ryan Thedy – Michelle Critcher – Donna Smith

**Old Business:**

**Tree Project:**

- Tom is working with the City of Tumwater and Kevin McFarland from South Sound Urban Forestry on phase II of the 2019 Mirasett tree project

**Amendment Article II – I. Campers, Trailer & Recreation Vehicles**

- Reviewed the Amendment Article II – L. Campers, Trailer & Recreation Vehicles.  
Gray is going to take the suggestions that were made at the annual meeting and revise the amendment and present an updated amendment at our next meeting

**New Business:**

**Financial Report:**

- Michelle presented the financial report, and shared the bank statements with the board  
Ten home owners that have not yet paid 2019 HOA dues  
Past due notice will be mailed on April 1, 2019 to home owners that have not yet paid  
Past due notices will include a 10% late fee that will accrual monthly until dues are paid in full  
If dues are not paid by June 30, 2019 (6 months) liens will be placed on these homes

**Violation Fee Schedule:**

- The group discussed creating a fee schedule for covenant infractions  
Tom and Michelle agreed to bring examples to next meeting for further discussion

**2020 Dues Increase:**

- The group discussed increasing HOA dues from \$180.00 to \$300.00 per year  
Dues are insufficient to cover the work that is needed to maintain the neighborhood, this would include tree removal project, landscape care for parking strips and other items  
It was suggested that a plan will be developed for increasing dues and be presented to the neighbors. One idea was to create a chart showing the income from dues and expenses that are coming up. Gary and Ryan volunteered to work on chart