

Mirasett Home Owners Association
Board Meeting Minutes

Date: 9/21/20

Location: Jennifer's house

Time: 6:30 PM

Attendance:

Gary Kendrick, Vice President

Ryan Thedy, Secretary

Jennifer Noski

Gail Kramer, President

Jeff Zimmerman, Treasurer

Call to Order: Gail kicked off the meeting at 6:31 PM.

Old Topics

July Meeting Minutes

Gail motioned to approve the July 28, 2020 Board meeting minutes; Gary seconded. All agreed. Meeting minutes approved.

Retention Pond Maintenance

The pond was trimmed after Gary called Capital City Landscaping, but the blackberries were cut back and not killed. Jeff volunteered to use weed killer to remove the blueberry bushes now that they are accessible. To make sure that no homeowners or pet owners who live along the fence line have negative reactions to the weed killer, we will communicate with the homeowners and ask if they have any concerns – Southwick side of the retention pond.

Finances

All homeowners paid their 2020 dues and we have a balance of \$23,477.32. Only four checks have been written since June, all expected expenditures.

Board financial management software has not been looked into, but Gail would like to look into the product Jennifer proposed (Money Minder).

Tree Plan

Jeff went to the Barn nursery to order the trees but the only person that could assist him was not in today. She is supposed to call him tomorrow. Jeff believes that Tony should be cutting the trees down within the next three weeks. Once the Barn calls Jeff, he will inform Tony when the trees should arrive so they can pick them up and plant them. We will communicate with the homeowners along Southwick where the trees are to be removed by knocking on doors and placing flyers. We also may put a notice on the mailboxes near the road for everyone to see.

Landscaping

Jeff has concerns with the retention pond and homeowners leaving dog poop in the area. Jeff would like to look into the effects of this on the water supply. One homeowner lets their dogs into the retention pond and does not clean up after them. The Board agreed that we should send a warning letter to all homeowners reminding everyone to clean up after themselves.

Jeff sprayed Round Up along the fence line where the berries were growing. No one has noticed any issues since but we may let the homeowners know that the Board does not have funds to cut the berries back more than annually.

Capital City Landscaping

Gary was able to speak with the landscaping company and they came out three or four times to fix the issue of missing areas and not edging. They also mentioned that spraying the weed control may be a good idea in the future since our sprinkler system does not work. Jennifer suggested we go out to bid for next year's landscaping.

Covenant Violations

The Board did not notice any large covenant violations since the last meeting.

The Board debated changing some of the covenants to make them easier to enforce, such as garbage bin restrictions. The language needs to be specific with details such as limiting it to only the garbage, recycle, and yard waste bins and they must be closed. We will create multiple versions of the covenants to change to bring to the annual meeting.

The Board will think about the covenants that should be changed and communicate by email to add to the annual meeting notice.

New Topics

2021 Annual Meeting

We may have to do the annual meeting online but we will also look into holding the meeting at the middle school again. Zoom may have the option to raise hands to vote on budget, covenant changes, etc. Historically done meetings on Mondays in late January, so January 29th at 7:00 is the tentative date. Gary will contact Tumwater Middle School to see if they have availability and are allowing people in.

Jeff has the addresses of the homeowners who rent out their homes and we should send letters to them instead of leaving the letters at the homes.

Dues Increase

The dues increase proposals of the past were met with mixed feelings. The Board spoke about the fact that the landscaping issues were a symptom of a larger issue: services are getting more expensive and outpacing the funds we have with dues set in 2004. The common area fencing

has multiple areas that were repaired in the last year and look as if replacement should come soon. Once we create the 2021 budget, that should inform how much of a dues increase we should propose. If we propose a smaller increase, the homeowners may vote in favor of it.

Homeowners Reporting to the Board

Homeowners have reported about yard waste dumping in the common area behind the cul-de-sac on Southwick again. The Board thinks that this topic should be brought up at the annual meeting and we should put up a sign at the entrance to the pathway to remind homeowners not to dump anything in the common areas.

To-Do List

1. Put sign up at pathway entrance that there is no dumping in the common areas
2. Jeff and Gail to meet to go over the budget for 2021 before our next meeting
3. Gail to look into Money Minder for financial management.

Completed Items from Prior Meetings

1 – Landscaping

Capital City Landscaping came out and fixed the common areas.

2 – Started the tree project

Jeff contacted the tree nursery to get the trees ordered.

Next Meeting

We will meet next on October 15th at 6:30. Gail offered to host the meeting.

Gail adjourned the meeting at 7:35 PM.