ERHA ANNUAL MEETING

SEPTEMBER 21,2024

Post Middle School Commons

Arlington, WA

Board members in attendance:

Ken Hawking, Heather Ostmann, Mike Cole, Jake Nolte

Guest Members for Presentations: Mark Danta of Danta Chase, Mike Cole

Meeting began at 9:05am

President Ken Hawking opens the meeting, welcoming all those members who are in attendance.

1. Review of financial report by Mark Danta.
	1. Included questions regarding cost for new well.
		1. Eventually should have less cost.
	2. Approve 2024 financial report
		1. Lot #80/ Second # 129
		2. Unanimous approval
2. Review of 2023 Annual Meeting Minutes
	1. No questions
	2. Pass # 117/ Second #112
	3. Unanimous approval
3. Architectural Committee
	1. Presented by Ralph
		1. Increased number of projects this year: 7 total
			1. Most are sheds and fences
			2. 1 new house on property.
			3. Approve #43/#50 second. Unanimous approval.
4. Water System Update: Presented by Mike Cole
	1. Working to actively get Well #3 online
	2. Currently taking 10 tons of iron out of water annually.
		1. Very high cost: 1 million annually
	3. With Well #3 coming online potentially this will not need to be treated.
		1. Complication of potentially further expense with needing a new water pump.
		2. Currently plan is to use pump from defunct Well# 2.
		3. Move to approve report Lot #80/Second # 129 unanimous approval
		4. Plan to invite TJ Lurvey next year to report as primary water director.
5. Proposed 2025 Budget
	1. Question from community member regarding anticipated decreased cost in insurance
		1. Board has found a cheaper insurance policy
		2. Due to decreased cost anticipating refund
		3. Move to approve Lot # 117/Second # 112
			1. Unanimously approved.
6. Major Road Fund:
	1. Need for continued assessment from anticipated road repairs.
	2. Potential next year for change in assessments. Goal to make cost more evenly distributed among neighborhood members. Anticipated discussion next year.
7. Gate Security
	1. New codes will be coming soon
	2. Discussion among lot owners to be allowed access to gate cameras.
	3. Motion to approve # 70/Second # 126
		1. Unanimous approval
8. Proposal to increase size of Board
	1. Increase recommended based on competitive vote last year where two community members were not elected.
		1. Conversation for and against discussed
		2. Plan for vote and follow-up
9. Community Concerns:
	1. Lack of communication; Plan to reactivate e-mail list for more rapid notification of events in neighborhood
		1. Joe Ammana has agreed to staff e-mail list.
	2. Discussion regarding brush cutting at S-curve. Remains under purvue of lot owners.

Meeting Adjourned: 11:08