

## Valley Crest HOA Board Meeting Minutes November 14, 2017

*Charissa Meyers, President*  
*Sherry Fullerton, Secretary*

*Bonnie Avolio, Vice President*  
*Nate Badgley, Treasurer*

**Present:** Charissa, Bonnie, Sherry and Nate via phone

**Absent:** None

**Additional Attendees:** None

Charissa called the meeting to order at 6:33PM. August 15th minutes are approved.  
Sherry will send out Nov. 14 meeting minutes to Board for approval prior to posting on Website

### Financial Report

- Treasurer provided an overview of current balance sheet.
- Reserves are as budgeted/expected for 2017.
- All expenses are paid in full as of the meeting.
- YTD expenses exceeding income due to late homeowner's dues and related administrative expenses.

### General Updates

- HOA CC&R Compliance
  - House Painting - The Board has offered, the last 3 years, to waive the HOA fees to homeowners who painted their homes. Unanimously decided to not extend this offer. **ACTION:** We need to decide what to do to encourage the remaining homeowners to paint their homes. Discussed penalties
  - Bylaws – Work with attorney and draft bylaws to include fees for non-compliance(late fees, parking fines) **ACTION:** Charissa
  - Parking in fire lanes - Make flyer to post on cars. **ACTION:** Bonnie
- Property Management
  - Research management companies. **ACTION:** Sherry
    - o Melissa Musser, Trestle Community Management, <http://www.trestlecm.com>, 2100 124<sup>th</sup> Ave NE, Suite 110, Bellevue, WA 98005, Direct: 425-559-7647, Main: 425-454-6404
    - o John Brown, Emerald Management & Consulting, LLC, 14900 Interurban Ave S, Suite 271 | Seattle, WA 98168, Office: 206-641-9631 | Facsimile: 206-641-9699, [www.emerald-mc.com](http://www.emerald-mc.com)
- Annual Holiday Lights Contest
  - This will be held on Dec. 8<sup>th</sup> at 7PM meet at the mailboxes. The kids (16 and under) will be the judges. A Johnson's gift card will be purchased for the winner. Hot Chocolate and Cookies will be held after at Bonnie's house. **ACTION:** All: 2 dozen cookies; Bonnie: Host, Hot Choc & Stickers; Sherry: Get copy of maps, post on FB, webpage and get flyers to post on Nov. 24<sup>th</sup>. **NEED:** Johnson's gift card.

### Calendar Items

Annual Holiday Lights 12/8/17 at 7PM

- 2018 Board Meetings: January 9<sup>th</sup>, May 8<sup>th</sup>, August 14<sup>th</sup>, November 13<sup>th</sup>
- 2018 All Valley Crest Community Meeting: February 6<sup>th</sup> at Bonnie's house
- 2018 Summer Picnic: August 4<sup>th</sup>
- 2018 Holiday Lights Competition: December 7<sup>th</sup>
- Next Board Meeting: January 9<sup>th</sup>, 2018

### New Business

- None

Meeting was adjourned at 7:30PM.

**Next Meeting:** January 9, 2018, 6:30PM at Nate's House