

## Dave's View at Martin's Bluff Special HOA Meeting, June 29, 2023

[Meeting Title]		
6.29.2023	6:00 PM	American Paper Co., Woodland, WA
Meeting called by	Larry Hamilton, Board President	
Type of meeting	Special HOA meeting to discuss CC&R compliance, assessments and other topics	
Facilitator	Larry Hamilton	
Recorder	Mark Uhart (ARC Member)	
Attendees	The owners for the following lots were in attendance: 36 & 38 (Work), 41 (Smith), 47 (Bell), 52 (Peterkin), 53 (Uhart), 67 (Moore), 68 (Youker), 69 & 70 (Hendrickson), 76 (Wood), 77 (Edge), (78 (Peppers), 80 (Hamilton), 81 (Bauserman), and 83 (Zerbach). The presentation was also shown on Zoom. No lot owners attended the Zoom session. David Rose, attending from Australia, was on Zoom in lieu of the owner of lots 50, 51 and 57 (Linder.)	
Meeting Info		
Zoom Session	Opened by Larry Hamilton at 6:08 PM	
Agenda & Discussion	Mark Uhart advised attendees that the meeting was being recorded.	
	<p>Larry started the meeting with introductions and then followed an agenda using a PPT slide deck, which was provided to all Association members via email on 7/2/23. Larry stated that he mailed a letter dated March 6<sup>th</sup> to all members asking them to review association compliance requirements. He said he would talk about 2022 improvements to common areas, then talk about compliance with Association CC&amp;Rs, then talk about assessments.</p> <p>In 2022 an approximately 120 ft. section of Dave's View Dr., at Mountain Reign Rd., was removed and replaced with new asphalt because this section had fallen apart and was becoming unsafe. Larry thanks the Caudill's and Atkins for their assistance in helping in the planning or completion of road repairs. Larry thanks Steve Linder for providing aerial photography support and in providing the underlayment fabric for the one-lane repair across from his lot 50. He thanked Mark Zerbach for his use of their brush-hog to keep the edges of the roads clear of weeds. He thanked Mark Uhart for his assisting Martin's Bluff Neighbors HOA in the operation and maintenance of the irrigation system throughout the growing season. Mark helps maintain the two-zone irrigation system by winterizing it in the fall and activating it in the spring. He turns off the water supply every November and purges the two zones of any water in the pipes, to prevent freezing damage. He turns the system back on in May, testing the system for leaks and any damaged heads.</p> <p>Lydia Work, Gloria Uhart and Shelly Bauserman plan and provide goodies for some of the neighborhood parties, so they should be recognized.</p> <p>Larry stated that the Board of Directors and ARC members are unpaid volunteers and exercise their duties for the benefit of the community. Going forward we will continue to work on the long-term strategy for the roads. Some people are speeding on our roads so it may be necessary to post speed limit signs so members and visitors are aware there is a speed limit in our HOA, as with any residential neighborhood. The Board and the ARC will be making recommendations for signage, coordinating with Martin's Bluff Neighbors HOA since we share use of Dave's View Dr. Larry also talked about the need to paint lines along the edge of the road where visibility is poor when the weather is bad. Lydia Work has a line-painting machine and has offered it to the HOA to paint lines. This project will require volunteers to do the work.</p> <p>Larry said that there are nuisance trees growing along the edge of our roads that will present a problem as they grow larger. (These include balsam poplar, dogwood, bitter cherry, Douglas fir and cedar.) Larry said he and Mark Uhart will be marking the problem trees with yellow tape. If they aren't removed by the owners then the HOA will remove them as they are within the 15 ft. common area easement on either side of the road. Larry and Stephanie have been discussing the need for property management application that will allow assessments to be paid online, auto pay and direct pay. This will take the pressure off the Treasurer having to mail out dues notices twice a year and deposit checks received at the PO Box.</p>	

Larry talked about security of the neighborhood. This may require installing a gate at the front entrance, shared with Phase 1, or at the entrance to Phase 2. Security cameras may also be considered. But this is a long-term project due to the costs involved our priority is on our roads. But this is an area where the Board is looking for volunteers to identify options and getting cost estimates.

Larry talked about property maintenance. He wants to see every owner to keep the invasive plants under control, complete or improve your landscape plans by leveraging community resources. The HOA web [GoDaddy](#) web site provides a list of contractors lot owners have used to perform brush-hogging, weed spraying, window cleaning, and general landscaping. Larry referred members to the March 6 letter, which was both emailed and mailed USPS to all lot owners. (The letter restated the CC&R requirements for Parking/Recreational Vehicles & Trailers, Nuisances; Construction Activities, Maintenance of Landscaping, and Remedies to Enforce Payment of Annual and Special Assessments and Maintenance Charges. Larry received multiple calls concerning CC&R violations and he is now doing what HOA members elected him as well as the Board of Directors, to do. He wants to make it clear what is in the letter must be followed by all. Having trailers on lots is not permissible so if there is a trailer on your lot it has to be moved or put in the garage. The same goes for recreational vehicles. They must be moved or stored inside a garage. You must remove trailers and boats from common area. If the boat or trailer can be seen from any road in the HOA, or from a neighbor's lot, then it must be moved. The CC&Rs provides an exception for visitors so long as Larry or a Board member is notified in advance. Larry said he doesn't like writing letters to lot owners that they have to correct a violation but when we bought our lots the deeds came with CC&Rs so everyone must comply. The CC&Rs are posted on our web site.

Larry talked about trash on lots. This only involves a few lot owners. Unless there is an active construction permit, and a suitable container is on the property, then all trash must be removed. Ken Youker brought up a good point. Waste Control wants all lot owners to put their household trash in plastic bags, tied shut, so lightweight items don't fly out of their trucks and end up on county roads. Paper, plastics, Styrofoam, polystyrene, bubble wrap and other lightweight items will fly out of the trucks and litter our neighborhood and public roads. (There is a recycling center at the Kalama Public Works Dept. that accepts paper products, cardboard, aluminum and tins cans, and used engine oil. They don't accept glass but there are other locations where you can drop off glass.) The wind can also disperse items not bagged if a garbage can falls over.

If you have a landscape plan that was approved by the ARC it is important to finish the landscaping per the plan. If you want to add a structural modification/ feature to your property, that will be visible to the community and neighbors, you must receive architectural approval in writing prior to any work or construction. There are no exceptions. You can download a PDF of the ARC Approval Request Form on our web site. Submit the ARC Approval Request Form and any drawing or plans to the [dvatmbhoa@gmail.com](mailto:dvatmbhoa@gmail.com) address.

Payment of Association dues is mandatory. We need the funds to pay for recurring expenses, such as the front entrance, periodic road repairs, and major road repairs. The annual \$725 assessment was due January 15<sup>th</sup>. The \$600 special assessment was due June 15<sup>th</sup>. The last year of the special assessment is 2024. It probably will be extended but this requires member approval during the annual meeting in 2024. (The due dates were stated in the annual HOA meeting to all members on 12/9/22 and in the subsequent meeting minutes for that meeting.) Both must be paid within 30 days of these dates or late fees will be assessed. Jim Bell brought up the fact that he mailed a check for the special assessment but it was not cashed for over a month, therefore he didn't know if it was received. Mark Uhart asked Larry what the cost of the 120 ft. road repair on Dave's View Dr. Larry said the cost was \$62,000. The cost was high because the road base had to be dug out and replaced. Larry said there are other places that have a good base but the asphalt is less than an inch thick, like where Wilson Ridge Rd. joins Dave's View Dr. That will have to be done and then Mountain Reign Rd. will need asphalt replacement. Some areas can be patched but others will require new asphalt.

A question came up about opening up the back entrance to Dave's View Dr. where it would join Martin's Bluff Rd. Larry said it would be costly. We would have to gain permission to get excavate the dirt that slid down onto the cul de sac because we don't own that land. (There were two other property owners that owned two pieces of land below the cul de sac. Now Ash County Properties, LLC, owns all the land connecting to Martin's Bluff Rd.) We would have to purchase these pieces of land. (See the [Cowlitz County GIS database](#) for property ownership.) Mark Uhart said our HOA has a legal obligation to pay for 60 percent of the maintenance of Dave's View Dr. in Phase 1. We would have to readdress this with Martin's Bluff Neighbors HOA based on the judge's ruling. There was a question as to whether this applied to the Develop/Declarant or our HOA. This topic has been discussed before and the judge's decision is a matter of record in the Superior Court of Cowlitz County. Larry's position is that we have other things that we need to be to focus on and maintain the roads that we use, and make sure they are safe. Ken Youker expressed some concern that emergency services may not know

the route to take to find a house in Dave's View. The concern was that Google Maps, Apples iMap or other navigation maps may not be accurate. Larry said his experience was that they had no problem finding his house. (There is a street sign, placed by the County, at the entrance to Dave's View Dr. It is of standard size and height.) Mark Uhart stated that the County GIS database is correct and that's what cartographers are supposed to be using in developing their navigation app databases. There was a question about the entrance sign to that currently says "Martin's Bluff." Larry said Chad Wilson sent Larry his proposal for the new entrance sign. Larry presented it to the Board and they approved it. But Phase 1 rejected it so they are still going back and forth on it. Larry said he would talk to Brian Wick and find out the status.

A member asked what we are supposed to do in an emergency if the front entrance is blocked. Larry said there is a gravel road, an easement, that goes below Linder's property (lot 57) and through Tyler's property (lot 56) which faces Martin's Bluff Rd. This is a service easement that may be used in an emergency only since it exits at Tyler's driveway.

Larry gave members an overview of the HOA's web site and navigated to the document library, which includes the CC&Rs, Architectural Design Guidelines, checklists, an email consent form, and dues and assessments. One member asked what would happen if they didn't submit a form and gain ARC approval. Larry stated that they may have to tear down/remove whatever was built. Chris Peppers asked about the requirement that "All applications must have the Homeowners affidavit disclaimer/release PLUS vendor license and insurance Attached." He said he had never heard of this requirement. Larry said that it is the lot owner who must provide this information in order to protect themselves and their neighbors from actions by their contractor that could affect their property and common areas. The contractor just needs to provide the lot owner their Washington business license number and insurance information. A lot owner may want them to be bonded as well. Mark Uhart described the benefit of having contractors who are bonded up to the amount of the project cost. One member asked if they are required to submit an application to the ARC for a small project they are doing themselves. Mark Uhart stated that if it is on their landscape plan they won't need to fill out another application. Larry said that if whatever is constructed can be seen from a neighbor's lot, and common areas, and there are complaints, then it will have to be removed. To be on the safe side it is best to fill out the form and get ARC approval.

Larry ended his presentation and opened up the floor for comments or discussions. Ken Youker said that he recommends that every home owner have at least one fire extinguisher. Debbie Youker stated that a contractor was mowing grass on lot 78 when it was over 100 degrees and they didn't have a fire extinguisher. Landscaping contractors should have a fire extinguisher on site when they are doing work when the fire danger is high (amber or red.) Another member asked about the HOA's finances. Larry said this is presented each year during the annual meetings which are all a matter of record. Stephanie provided the balances in the operational fund, reserve fund and road damage deposits.

Mark Uhart talked about "pest" trees and shrubs, invasive species such as Himalayan blackberries and poison oak vines, and deciduous trees like alder, balsam poplar, beaked chestnut, vine maple, dogwood, scouler's willow and bitter cherry. It takes years of herbicide spraying with Crossbow or Crossroads to kill the blackberry and poison oak roots and tubers. These invasive trees will grow until they encroach on common areas and block views. If a tree takes root in a location that will eventually block your view or another lot owners view it is best to take them down when they are small. The bigger they get the harder they are to remove. Oxeye daisies and thistle are examples of invasive weeds that must be controlled by spraying in the spring and summer. Mark said if you have trees on your lot keep an eye on their health. We have identified one Douglas fir that has bark beetles. The drier and hotter weather makes them weak and more susceptible to bark beetles.

The members thanked Larry, the Board and the ARC for all their work in managing the HOA and working to improve our roads.

There were no questions at the end of the meeting so the annual meeting adjourned at 7:23 PM.

Approved By:

ORIGINAL SIGNED

Larry Hamilton, President [by email 8/24/2023](#)

Stephanie Moore, Treasurer [by email 8/25/2023](#)

Mark Zerbach, Secretary [by email no response](#)

Ryan Hendrickson, Board Member [by email 9/1/2023](#)





