

Dave's View at Martins Bluff HOA Annual Meeting Minutes

March 7th, 2024

American Paper Converting, Woodland

Attendees at American Paper Converting:

Jim and Stephanie Moore
Rich and Caryn Wood
Mark and Gloria Uhart
Larry Hamilton
Jim and Karen Bell
Jim and Marla Christensen
Garrie and Jenny Caudill
Dick Wenger
Lydia Work
Bill Peterkin
Ken and Deb Youker
Sean Steinbach
Ray and Sherry Smith
Steve Linder
Jim Marlow

Attending on Zoom:

Daryl and Cindy Apao
Tracy Peterkin
George and Dawn Bazarko
Todd and Jan Rush
David Rose
Ryan Hendrickson
Jacob Kayler

Recording of the Meeting. The meeting came to order at 6:05 PM. Larry welcomed members to “my last meeting,” which received a resounding applause from members. Larry announced that the meeting is being recorded. George Bazarko (Lot 79) asked why we need to record the meeting, asking what we were worried about. Larry stated it is a matter of record keeping. If someone were to ask a question (about the meeting) and there's not enough time to write it down then there is a record (of what was said) and we won't forget it. George said the secretary could just take a few notes. Larry stated this is an option as well. George stated that it seems very intrusive to record it because we are all part of the community. Mark stated that we are a non-profit organization, not a for-profit corporation. George stated that all the more this is a reason not to have to record the meeting, because we are all friends and neighbors. Mark stated that this is our business process. Ryan Hendrickson stated to George that this was the first time a member raised this objection. George didn't object further so Larry initiated the recording.

Agenda & Treasurer's Report. Larry opened the PowerPoint presentation to the agenda page. Larry's proposed agenda was confirmed by the members. (A copy of this presentation will be posted on the HOA's web site.) Stephanie Moore presented the treasurer's report.

Stephanie said that since there were so many questions during the Town Hall meeting as to how the HOA spent money in the last few years that she developed slides showing the year-over-year HOA income and expenses, with expenses broken down between what we paid Martin's Bluff Neighbors HOA (MBNHOA) for our share of maintenance, and what we spent on road maintenance within Phases 2 & 3. She covered the 2021 thru 2023 calendar years. Displaying slide 4, Stephanie said in 2021 we paid MBNHOA \$18,633 for our share (60%) to have Dave's View Dr. resealed (seal-coating) from the front entrance up to the entrance to Phase 2 at the gate. (This also included 15% of the cost to seal-coat the road on Dalyn Court up to the mailboxes.) The other \$32,455 was for resealing Dave's View Dr. and parts of other Phase 2 and 3 streets.

In 2022 the 48 ft. length of resurfacing on Dave's View Dr. below Mtn. Reign Rd. cost \$62,790. (A copy of any contract scope of work and associated invoice is available to any member upon request. This information is presented on-screen to all members during Board meetings and members may ask questions.) Expenses in 2022 exceeded income but there were no major expenses in 2023 so as of 2-24 there is almost \$127,000 in our account. Steph described the 2023 expenses and 2024 budget on slide 5 showing a projected income of \$54,900 and total expenses of \$47,727. Anticipated road repairs (\$30,000), pond maintenance (\$6,000), and legal fees (from \$2,500 in 2023 to \$5,000 for 2024) made up the bulk of the expenses anticipated expenses. Stephanie said Larry and some helpers did some pond maintenance this last year so we didn't spend the budgeted \$6,000 in 2023. Stephanie said the difference between the actuals and budget for the special assessment is because some people paid ahead for the \$600 special assessment due on June 15th. Most of the office expenses are for software and storage (accounting software license, Dropbox storage, Zoom) and PO Box rental. Mark Uhart asked how much of the \$126,000 February balance is in the Reserve Account. Stephanie said almost all of it is in our reserve account because it earns 5% interest, which is about \$30 a month in interest income. It will be transferred to the operations account as needed to pay bills.

George Bazarko asked when our last reserve study was done. Larry said it was done in 2018. George asked how we are doing today based on that study. Stephanie said we are way behind because not many repairs have been done and the cost of road maintenance has gone way up. Mark Uhart stated that in 2018 we had \$1.2 million in common area liabilities. George said that he heard a mile of road costs about a million dollars. He asked Stephanie how much we were behind. She stated the Reserve Fund could be more than \$200,000 off. Mark said the reserve study amount was mostly for roads and that in today's dollars it would probably be closer to \$1.4 million to fix all the roads. George said he hopes the new board will look at what was done, what needs to be done, and how much more needs to be added to our reserves. Larry said the [reserve study is on the web site](#).

Larry stated the members must now ratify the budget. A motion was made to ratify the 2024 budget. It was seconded and many members voted in favor of ratifying it. Larry asked if he needed to take a count of the Yes and No votes. No members affirmed there would be a need to do tally votes so the budget was approved. Jim Bell asked that a copy of the budget be emailed to him. Larry said it will all be posted on our web site with the financials.

Election Results. Larry said the election monitors, Stephanie and Shelly, tallied the votes and with 74% of our membership participating in the election the top five candidates were:

Gloria Uhart (55 votes)
Jim Marlow (26 votes)
Tyler Thomas (20 votes)
Sean Steinbach (19 votes)
Garrie Caudill (19 votes)

Larry stated that there will be a transition plan at such time the outgoing Board of Directors will meet with the new Board of Directors to begin the transition. It is scheduled for Tuesday, April 16th, 2024. During this meeting the duties of each Board position (president, vice president, secretary, treasurer and director) will be discussed. New members will be acquainted with our systems and business processes. Previous Board members will remain engaged for a period of 6 months to one year to enable a successful transition.

George Bazarko asked if everyone could get contact information for the new Board members, including e-mail address and phone number, because everything has been so secretive up until now. George wanted a Yes or No answer but Larry wanted time to think about it. Larry said he cannot speak for the new Board members but had no problem with giving out his number, at which time he gave his number to all attending members. George said, "The board members were elected by the community. Shouldn't we have access to the board members?" Larry said, "You should." George said, "And then if the Board wants to mobilize committees shouldn't we have access to those members, etc.? Every other community I've lived in they actually publish rosters of homeowners, addresses, contact information, etc. This is the first community that has been so secretive." Larry said he understands his position but he must respect peoples' privacy. Regardless of the experiences George has had, Larry is going to respect peoples' privacy and not give out this information without their consent, in his role, and that's just fair to the people in HOA who don't want have their personal information exposed. If a member chooses not to have their personal information private then he could provide it to other members. Lydia said that when she first started the HOA all the email addresses and phone numbers were available to all members who wanted to share. (Larry broke in, "Wanted to share!") She said in previous HOAs they were all public because if there was an emergency she would know how to contact board members. George agreed, stating that he'd love to know everybody else around them. George said he just thinks it's so secretive. He heard that people have all these video cameras and all this stuff and maybe this is why it has gotten to this point. Larry asked what others think about it. Dick Wenger said the video cameras are strictly for security. Under construction for the last six to eight years there was trouble with people coming up and things disappeared so that's when all the video cameras got put in place, for their own personal protection, not for protection from neighbors.

Mark Uhart asked to make a statement. He said every state is different. Many of our members come from out of state and the new lot owners may only be familiar with the laws in that state, but they may be different in Washington. Mark state we are governed by Chapter 64.38, 64.90 and others state laws. ("Personal Identifying Information" includes a person's email address and phone number when associated with other identifying information, which is available in public records. Refer to [Chapter 4.24.792 RCW Unauthorized publication of personal identifying information](#), paragraphs (6)(h) (i) and (i).) Mark said the best way to get another member's email address or phone number is to ask them for it during a meeting, write them at their public (tax) address, or ask another HOA member to have the member call them. This is the best way to stay within the bounds of the law. Larry said he would bring this up as an action item with the new Board. Shelly said that when she was secretary before she had new owners complete the email consent form, which authorizes the HOA to send email notices of meetings and assessments to lot owners, and she asked them if they wanted to share this information with other lot owners. The only one she received a reply from on the sharing question was Tracy Peterkin. Once a lot owner moves in other neighbors usually stop by to meet them, or the new owners reach out to their new neighbors. This precludes having to publish a contact list, which becomes outdated as owners move or change their phone number.

Mark Uhart commented on many of the tasks required of Board officers. Mark made it a point that there are a lot of responsibilities, and the associated tasks, with being the Board President, Secretary,

Treasurer or Board member. Mark said that if everyone was mindful of others, that we all do what we are supposed to do, and we think of everybody else's time being as important as ours, then Board members will expend less effort to complete tasks. We should all realize that our own interests should be subordinate to the interests of the community as a whole. We will not always get what we want but were going to get enough of everything else to make it worthwhile. Mark said he'd like to see greater participation in voting. He said that one quarter of the represented lot owners didn't participate in this election. Inclusion and transparency were cited as the most important factors going into this election. The way to be included is to vote.

Mark presented Larry with a picture of the view from Dave's View Dr., photographed in Oct 2013 before many lots were developed. He stated that the other Board members will be receiving a similar thank you gift but with a different picture in it, and it's not the season for colorful pictures. There was a sentimental note on the back and space for neighbors to sign well wishes.

Meeting adjourned at 6:35pm

BOARD MEMBERS:

Larry Hamilton, President	<u>Approved by email</u>	Date <u>March 16, 2024</u>
Stephanie Moore, Treasurer	<u>Approved by email</u>	Date <u>March 16, 2024</u>
Ryan Hendrickson, Director	<u>Approved by email</u>	Date <u>March 16, 2024</u>
Mark Zerbach, Secretary	<u>Not Present</u>	