

STONEHEDGE ON THE RIM ASSOCIATION, INC.
AGENDA FOR BOARD OF DIRECTORS MEETING
AT 7:00PM ON 7 August 2023

1. Called to Order at 7:02pm and Roll Call: Dave G., Alan W., Anthony G., Christina D. and Sasha present at 8:15pm; Homeowners present: 10 and 2 present via google meet. See attached sign in sheet.
2. Need to add a couple of things to the agenda: ARB to consider and Weeds on 23rd street to new business.
2. Approval of Agenda motioned by Anthony and seconded by Alan passed by Dave G.
3. Approval of the July 10, 2023, meeting minutes motioned by Anthony and seconded by Dave passed by Alan.
4. Violations Report - 3 violations have been issued since the last meeting. One for parking violation and 2 regarding yard maintenance.
5. Old Business –
 - a. Board members to discuss questions and concerns regarding their position and how things are going for them.
 - i. Alan has been reading the CCR's and Bylaws and found out that the Bylaws have not been recorded with the county. Should have them recorded as written. Not sure why they haven't been in over 20 years.
 1. Someone mentioned bylaws not needing to be recorded and another homeowner Nancy L. stated they do need to be recorded.
 2. Will need to do this.
 - ii. Christina –things are going okay, but it is difficulty to keep up on complaints, violations and other things associated with the position due to working full time, family, vacations and having visitors, which is why we need to be able to delegate some of these jobs to someone else either on the board or another member. It shouldn't be just one person taking this on. This speaks to the next item on the agenda.
 - b. Job delegation
 - i. Dave– There is a tree in the canyon near the waterfall and noticed the tree was almost on the ground the other day and now is all on the ground in the water. What does this mean? Means we need to clean it up. We will be asking for volunteers. Thomas is going to

help. If anyone has a larger trailer to haul the material out otherwise we will need to rent one. The near is down near where the water comes into the pond. It would cost a fortune to have that done.

1. Another option would be to cut it and leave in piles and burn later. Dave mentioned the city won't let us burn
2. Maybe post wood free on facebook. Dave—would be really crummy firewood and there is a lot of rot in that tree and the whole thing will eventually come down.

c. Attorney Search

- i. Lonn W. Johnston met with him the 3rd in his office at Bryant and Emerson office: He has HOA experience and represents other HOA's in the alfalfa area. If we want to stay with someone in the area it is either them or the previous attorney's office. Lisa from Attorney at Fitches office worked in their office previously and there seems to be a difference in opinions there.
 1. Has a do's and don'ts list and how to stay out of trouble
 2. More expensive than Fitch: \$350 per hour, but other people in their office run the day to day stuff and runs at \$250 per hour.
 3. To review all of our documents it would be \$1000-\$1500 up front to get going. He doesn't hold any retainer up front. It is bill as you go.
 4. He said he could look at if there is a lawsuit he could recommend if it is worth pursuing or not pursuing.
 5. He would be willing to come to the board meeting just as an introduction if we were interesting in pursuing.
 6. He reviewed our court case and didn't feel we were represented very well.
 7. He mentioned we may consider not paying attorney fees if that was something we wanted to pursue because of how we were represented.
 8. Thoughts? We kind of need an attorney.
 9. Attorney is about a month out before he can look at our documents and \$1000-1500 to get started.
 10. If we decide on a management company he could be available to be part of the negotiations or review the contract and he is familiar with management companies. If the management company messes up HOA is on the hook for that, mentioned they could get the HOA into trouble as well.
 11. Have we had a retainer in the past? No.

- a. Homeowner mentioned several years ago you would pay \$10,000 and you didn't get anything out of it if you didn't use it.
 - 12. We have people who haven't paid the annual assessment. At least a couple people haven't paid.
 - 13. Discussed having a local attorney would reduce costs for travel and expenses occurred.
 - 14. Homeowner appreciates he took an hour for free to answer and meet with Alan and Dave.
 - 15. Dave proposes to hire him as an attorney. Do we need to have that today? We have limited money sitting in the general fund.
 - 16. Attorney will review past legal action to be fully aware and full understanding of everything from our history.
 - 17. Attorney was left a copy of our bylaws and CCR's.
 - 18. Anthony mentioned being reluctant on going back to previous attorney.
 - 19. Based on past budgeting there has been a \$2000-4000 budget annually.
 - 20. Alan made a motion to move forward with hiring the attorney, Anthony seconded and passed by Dave.
 - 21. Attorney said that several HOA's were insured on liability side but the board wasn't protected so he wants to make sure they are protected as well.
- d. State Farm Claim Update
- i. We received the check and it was deposited week before last in the amount of \$37,800. Was deposited in our checking account.
 - 1. We need to have a discussion to move that to the reserve account.
 - 2. We received the bill from the previous attorney for over \$5000.
 - ii. Dave attests to paying the outstanding attorney fees with the previous attorney and send a letter stating we no longer need their services.
 - iii. Homeowner mentioned attorney stated may think about not paying outstanding bill.
 - iv. Homeowner Marcie mentioned—Has anyone asked if we can make payments to the attorney? We don't need to send a letter to the attorney to discontinue services.
 - v. Will need to change representation with the Secretary of State as well.
 - vi. Nancy mentioned that the attorney mentioned not paying the attorney fees.

1. Alan –There could be a chance we could go back to them and based on poor representation deny payment
2. Christina-How much will that cost us and is it worth it?
- vii. No obligation to sever ties. We can just go to the new guy.
- viii. Alan feels we need to have a motion on the table to move \$30,000 to replenish the reserve fund as this was promised to the homeowners. Would hold more but we are still waiting for more assessments to come in
- ix. Christina-Concerned about maybe not having enough based on attorney costs and new fee for attorney. Suggested maybe \$25,000 to put back into the reserve fund.
- x. Marcie-thought we budgeted for bills in the assessment. Alan stated we have only received about 80% of the assessment and we are spending more money on new attorney fees that weren't in the budget.
- xi. Motion to replenish the reserve funds, not all of it but most of it.
- xii. Motion to move \$25,000 to the reserve account with a contingency to move more in the next several months upon receiving the remainder of the assessments.
- xiii. We need to make a payment to the attorney. Call the attorney office regarding the bill to discuss payment options.
 1. Marcie mentioned Helen is the contact in the office.
 2. Dave will take care of it, maybe tomorrow.
- e. Weeds on 23rd street- Biggest problem is the one on Kalama and 23rd.
 - i. House on 23rd and Kalama has been issued a violation. Sasha helped clear weeds on 23rd to try and get it done.
 - ii. Difficulty figuring out which homes are attached to different areas on 23rd
 - iii. Planning to send out general message out to Homeowners regarding possibility of having to pay someone to clear those areas and the homeowner being responsible for those charges that are attached to those areas.
 - iv. Marcie suggested sending the violations and if they aren't done within the time frame to bill them the fines. They will pay the fines and usually the fines have to be issued for some to react. Nancy also suggested since the notice has already been sent can send another and follow up on that with appropriate fines.
 1. Alan reviewed the CCR's and it states the charge is \$15 per day from the time you sent the notice.

7. New Business –

- a. Short term rentals

- i. Received a license from the city of Redmond for short term rental happens to be neighbor of Dave. Was sent via certified mail and had to be signed for at the post office.
 - ii. Under current CCR's there is nothing we can do about it and he didn't have to let us know.
 - iii. Dave-- doesn't see anything happening with this immediately.
- b. Reserve Analysis
 - i. Provided reserve assessment-see attachment in email.
 - ii. Shows what the reserve analysis requires
 - iii. Replacement costs will be different than they were 3 years ago.
 - 1. Example kitchen appliances are never used, dishwashers aren't used. The fridge is used a little bit. Some of these things won't need to be replaced like normal and may last longer.
 - 2. Gentleman had his roof replaced recently in the neighborhood. Talked to him today. Cost him \$16,000 to do the roof and had one bid that was \$20,000.
 - 3. Reviewed the list of some of the items on the list.
 - 4. Not sure how to get this going. Should we get volunteers.
 - iv. Some of the fund analysis may take a little more effort. For example, asphalt.
 - 1. Nancy L.-- For too many years we have allowed this to not be done properly. What I mean properly, having someone that is qualified to estimate and factor out inflation for a period of 30 year period. If there is someone in our subdivision in our community that does this, it cannot be done. We are supposed to have according to our governing documents people who are qualified to determine this. Not people that wing it and have had it go on for too long.
 - 2. Alan W. not going to disagree, but why hasn't that happened. Nancy reports that Dave G. not putting in the budget and unfortunately allowed Dave to put the kibosh on it.
 - a. Marcie brought the name of a guy who does reserve studies. Current floors aren't on there, chairs sitting in are not on there.
 - b. Things have changed and we need to do more research to make sure the reserve fund is done properly. How would we know what our goal is?
 - c. Alan will take on this research. How do we need to know what our goal is.
 - i. Listed house painting for \$3000 and he just had his painted and it was twice that.

- ii. Disappointed in previous boards going way back that it hasn't been done right.
 - iii. This will be expensive and will likely need more money from the reserve.
 - iv. We need to check and see how much it is and do things properly to avoid getting into trouble.
 - v. We don't want to pull some arbitrary number out of the hat that someone on the board came up with. Using a professional will help us know more and we can be honest with the homeowner about this and it won't be arbitrary.
 - vi. There isn't anything saying we can get a deal from someone in the community to pay for these things but we need to be prepared if we don't have someone to do things that need fixed.
- d. Dave reports appreciating what Nancy and Doug did and knows it takes a lot to do it.
- e. Marcie feels the reserve analysis needs to be built into the budget every year.
- f. If the roof was built in 2000 it is 23 years old and may need to be replaced soon.
- g. Reserve Fund Analysis needs to be done by December.
- c. Past annual meeting process
 - i. See Annual Meeting Process 10/23 attachment provided in the email.
- d. Do we want to research projectors?
 - i. Several conversations with people that have accessibility issues and inability to be here.
 - ii. Ideas-live streaming, allow people to be here virtually; present via projector to display info rather than just printing out documents
 - iii. No proposal to do either of these things. Research to see what people want to do.
 - iv. How do we get as many people to interact with the HOA rather than making them come to us? We are open to any ideas or problem solving people may have to have more outreach to the community.
 - v. Anthony proposes to Sanction researching this.
 - 1. Suggesting one or two microphones and one or two cameras. Our computer might possibly work.

2. How do we figure out how many would use the virtual option.
 - a. Had 4 people attend the first meeting and 2 attend today's meeting.
3. We have always had Monday's where we hold meetings. Has there ever been a discussion to hold it on another day.
 - a. Some people have stated it is difficult to attend because of their long work schedule that is night shift.
 - b. We are trying to do everything we can to accommodate for others providing voice recordings, detailed minutes as much as possible and virtual options.
- e. Research other live streaming options to see what works best for HOA members.
- f. Begin to research HOA management companies and initiate contacting
 - i. Try to schedule them to come to next board meetings prior to new year to answer questions for homeowners.
 - ii. Haven't had time to get in any research
 1. Maegan did research 3 different companies previously and it may be a good idea to contact her to get that information.
- g. Sasha:-
 - i. Sorry about delays getting any assessments back
 - ii. People have been great about paying the new assessment
 - iii. Nancy asked about the account balance:
 1. Sasha noted the approximation and looked it up during the meeting: Currently our accounts are \$54,517.16 and \$1,620.58 in the savings as of right now.
 - a. Move \$25,000 to the reserve account for now with plans to move more.
 - iv. Question regarding if we ever get audited? Always a possibility. We keep track of everything and quickbooks has everything.
 1. Marcie reported being shocked that no one ever check on the accounts besides her. She could have been off on vacation and no one would have ever known.
 2. Thinks the account should be monitored at least by a second person. Alan mentioned 3 people on account to monitor as well.
 - v. Website: Down because the card changed and the payment didn't go through. Trying to contact them to change the payment info and get it running again.
 1. Priority to get that running right now.
- h. Discussed researching HOA management companies-no one has had time.

- i. Maegan had done research. Marcie recommended reaching out to her.
- ii. Discussed various costs-Jessica another homeowner reported approx. \$12 per month which was \$144-180 per homeowner annually in extra costs.
- iii. If the HOA management messes up it can be on the homeowners.
- iv. Fear is that the costs start at a certain amount and continue to go up.
- v. Are we tabling this? Lets get feedback from homeowners. Why do they want one. If we are going to do it we need to know the cost for the annual assessment.

1. Alan can reach out to Paul-he had a couple contacts

8. ARB request: 2245 SW Stonehedge Ct.

- vi. There were a few objections. Responded to the contact on the ARB request and it was someone that does stuff for the homeowner and the homeowner signed the ARB
- vii. Homeowner was contacted to confirm the ARB request and was sent a few days ago.
- viii. More questions regarding the ARB-not sure what plastic the homeowner is planning to use.
- ix. We need to wait for confirmation from the homeowner.
- x. Not sure if sheds need T1-11 sidings. The way it is worded is "similar construction".
- xi. How big is it? Will it block anyone's view?
- xii. 3 emails were sent out related to this ARB
- xiii. Did anyone go to the site and see where it is? The picture sent is so blown up that you can't really see.
- xiv. Concerned about the plastic being visqueen. Will need to find out what type of plastic it is.
- xv. Based on the map it will likely be seen from the street given the height of the fence and height of the shed.
- xvi. Reviewed request, will be used for storing garden and patio equipment.
- xvii. Verdict is to wait for contact from the homeowner regarding questions and confirmation before approval.

9. Public Comments – It would be nice to have another person checking the account. Marcie provided contact info for Equip consulting LLC-reserve study and maintenance plan specialist. Caleb Vander Molen 360-771-0125. Will be reaching out for the 2024 fiscal year for any adjustments that may be required. Has already completed field assessment. States they have stability from them and there is a 3 year contract that they have as well

Questions or comments? Any events coming up? No

Homeowner in attendance has a couple of questions:

Who owns the fence that separates us from the city park-chain link fence? We own the fence. City installed it. Cost of the city access gate should be added to the reserve assessment. Notes 4 young kids/teens jumped the fence/gate. Marcie has also seen kids jumping the fence as well as Dave using the garbage can to jump it. Codes stated they forgot the code and live in the community. Concerns if that becomes practice the gate is likely to need replaced faster.. Codes on the gate, one is spotty and the other works fine.

Will send notice regarding concern with climbing gates and reminder for weeds on 23rd to be cleaned up.

9. Next board meeting– October 9, 2023 at 7:00pm

10. Adjourned at 8:53pm.