

Waterton

At

Harbour Pointe

Annual Meeting: March 10, 2022

Date & Time: Thursday, March 10, 2022, at 7:00pm

Location: Point of Grace Lutheran Church, Mukilteo

Agenda

- **7:00** **Check-in – attendees please sign the attendance form and collect a ballot**
- **7:10** **Call to Order; Presentation of the current State of the Association**

- **Includes Election of Board Members**

President Tracy Toothaker opened the meeting. Board Member at-large, Said Sokhandan, present.

Absent – Secretary Sandra Hurd

Introductions of all members present was conducted.

Tracy shared the “State of the Neighborhood” from the Board’s perspective.

The current condition of the neighborhood is good.

Slide to the south of the point “will settle naturally.”

Slide to the west of the upper trail is a different situation. The Board will need to work with the City of Mukilteo and the Railroad to determine a long-term plan of action.

Pumphouse is in good condition. Ron Hughes is overseeing the equipment on behalf of the Association.

This is the year for bark to be added to all common and private areas. To be scheduled.

Board Elections – 1 ballot per household

Said Sokhandan added his name to the ballot of nominees from the floor. The following homeowners were elected to the Board: Tracy Suchan Toothaker, Kim Nelson and Said Sokhandan.

Miscellaneous –

Fencing. A review of whose responsibility it is to maintain and replace fencing in the neighborhood. Steve Nelson assisted Tracy in the clarification of responsibilities.

Anyone who is thinking to make changes or replacements must apply for approval from the ACC.

- **7:30** **Presentation of current Financials and Proposed 2022 Budget**

Financials are in good order.

Question from Tim Coulter regarding the reserve amount – is our reserve appropriate for a community of our size and expenses? Response: Stan Kuligoski of Port Gardner Management Company indicated that we were in good condition during the 2022 budget development process.

There was a request for a copy of the 2021 budget that had been included in the email indicating that the 2021 annual meeting would not be held due to Covid. A copy will be sent to the requesting homeowner.

It was noted that Edmonds Landscaping fees would increase this coming year.

- **7:40** **Open Discussion – The Board would like assistance in prioritizing future Projects**

Greg and Carol Deavers – static with cell phone service. If anyone else is having similar concerns, please contact Greg.

Tim Dickenson – With the additional expenses incurring on the trail and its adjacent slopes, is it time to consider increasing the contribution to such expenses from Westridge?

Tim Duvall – Dog excrement is a concern. We will remind everyone – again – and see if we can find the old signs that indicate an owner’s responsibility in this area.

John Pribble – some of the stone work in the park needs to be repaired/replaced. Requests that the Board look into maintenance of the park area in general.

Tim Coulter – noted that the pipe in the south side slide is not connected to anything. What are we going to do about it? He indicated that he believes the pipe should get reconnected and be run down the slope to the creek bed. The Board indicated that it would like to form a sub committee for the discussion and presentation of options for this project.

Brian Imber – there are cracks developing in the asphalt. Is this something that could be fixed?

Tracy indicated “yes” there is a line item in the budget for street improvements.

Parking on the street is getting to be a problem again. We need to keep reminding people that they are to park in their driveways or if it is a guest, have a guest pass visible in the windshield.

Future projects for consideration:

- Overall maintenance of the park area and its facilities
- The entry gate. The computer components of our entry gate are outdated and the company that services the gate is providing us with limited services. It has been difficult to get a response from them when something is requested by a homeowner. Stan K. has spoken with them and found that they would prefer to not have our account. They recommended that we take the task on ourselves. This would require the installation of a new computer system that would be attached to cell phones. The Board is willing to make the commitment to replace the current system but needs assistance in gathering options. Greg Deavers is willing to facilitate a committee to gather options for the Board to consider. Need members.
- The current gate key pad needs a light. There are options available through vendors for a battery or solar operated light fixture that can be attached directly to the kiosk.
- Power washing the street.

- 8:15

Adjourn

Handouts:

Proposed Budget for 2022 – maintains our current dues schedule

Profit and Loss Statement for 2021

Board Election Ballot