

Waterton at Harbour Pointe

Board Meeting: March 23, 2022

Agenda with Meeting Notes

Meeting opens at 7:00 pm

Attendees: Tracy Suchan Toothaker, Kim Nelson and Said Sokhandan

Board position determination:

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| Tracy Toothaker | President |
| Said Sokhandan | Member at Large |
| Kim Nelson | Secretary |

Acceptance of Annual Meeting minutes from March 10, 2022. Meeting minutes were accepted and authorized to send out to membership.

Review of “walk about” with Stan Kuligoski, Port Gardner Mgmt. Company - discussion

Tracy and Stan walked around the neighborhood to assess conditions and review spring projects as identified at the annual meeting. A meeting with Juan (foreman) from Edmonds Landscaping to discuss revitalization of the park area and entrance will take place on Monday, March 28th. (The meeting did take place.) The conversation also included the need to have the trail sprayed for weeds. See additional notes below.

New Business:

Discussion and action / decision

Reallocation of Westridge contribution to trail and park maintenance expenses

- In response to discussion at the annual meeting the Board has decided to increase the dues that Westridge pays to the Association. Tracy will find out how many homes are in Westridge. With that number, she will calculate how much of an increase in the quarterly dues is necessary to equal a 20% increase. With the additional expenses of the trail and improvements to the park area (that they have access to) it is believed that Westridge should accept additional financial responsibilities. The current assignment of dues that they pay was established years ago by a previous board.

Park Maintenance

- This is a priority project for the Board as established at the annual meeting. The park area needs plants to replace overgrown and diseased plants that were removed. Also need to fix/replace broken stonework in the firepit area. Benches need power washing and possible powder coating as well as possibly adding seating to the patio area. Fire pit will be removed with the idea of adding a shade tree and benches. Shed needs power washing and paint.
- Juan recommended that we do a major overhaul of the park and entry areas as far as the plantings are concerned. Many of the bushes and grasses still there are overgrown, in poor condition or not necessarily appropriate for the location. The Board will get a bid from Edmonds Landscaping to redesign and replant the area(s).

Entry & Entry Gate

- Entrance needs to be power washed, the concrete resealed and new plants (Tracy and Kim will plant). Stan is gathering bids for the power washing. One challenge – there is no water source easily available to complete this project. If the Board approves this expenditure, they will ask for

homeowners to volunteer the use of their water source. If a homeowner volunteers, the HOA will repay the homeowner for the additional water usage.

- Tracy, Said and Kim will all research new gate entry system for residents as well as security camera(s)

Lighting at Entry Kiosk

- Tracy will order solar light to help with keypad visibility and Gary T. and Steve N. will install

Street Maintenance – repair cracks and power washing

- Power wash street where moss is growing at the same time as the entry area.
- Stan is getting businesses to come out and take a look at the streets re: repaving

Bark

- The Board approved the Pacific Topsoil bid for screened compost mulch (they have provided us with this service for years). However, Said will research other options (lower cost). Stan K. will schedule Pacific Topsoil for June or July (earliest possible date) with the intent of canceling if a lower/comparable service offer is available.

Slope issues

- West side bluff slide- City Wide Fencing replaced the fence line on the west side of the trail, moving it back away from the slide area.
- Point Park slide- The Board will ask Tim Coulter and Rick Harbert to evaluate the current conditions with the intent of making an action plan recommendation to the Board.

Old Business:

Overnight parking on the street - discussion

- We have (again) seen an increase in homeowner's having cars parked overnight on the street. Our CC&R's are very clear that ALL vehicles associated with a home must be parked in the garage or driveway overnight. The HOA will provide guest passes for your friends and family to use if they are visiting overnight. Please email the Board if you need some.
- The Board reminds homeowners that they are subject to a \$25.00 parking fine for continuing disregard of the CC&R parking policy.

Owner's not picking up after their dogs - discussion

- The Board is considering a monetary fine for households who continue to neglect picking up after their dogs. This is (once again) becoming a nuisance.