

## Minutes for Meeting 4/28/25

Present: President Bill Lee

VP Ed Nicolaus (by phone)

+ 13 homeowners

### Old News:

1. PSE will only replace the old lights with new LED lights when one goes out. It was asked why we pay for electricity. It has to do with when the development was built and can't be changed.
2. Liens - 2 liens still need to be placed. One homeowner said they would pay by credit card. Monica said she is setting up both Venmo and Square.
3. BECU - Still need a second signer on the BECU account. Monica is working on it.
4. Homeowner Emails - Monica is still working on it. (She got it sorted 4/30).

### New Business:

1. Debbie suggested the HOA pay for an independent audit of the finances. She thought the rough estimate might be \$1500. No audit has ever been done. The HOA is a registered business, and it's considered good business practice. There was debate if lawyers were needed. The board will get input from the homeowners.
2. Melodie Shavers and Courtney Fujita joined the board, bringing it up to 4 members. They were approved by the current board members.
3. Monica shared we are currently spending \$400 more than our budget every month, and have been for the last 2 years. In Aug 2023, the HOA had \$54,000 in assets. Today the HOA has \$23,000 in assets. Ideas were put forth to cut costs. Landscaping is our largest item at 60% of our budget.
4. Recent Lawn Bids Input - Bill and Natalya went around asking for input on 2 questions:  
1-We are paying to maintain an area we don't own. Do we continue or stop?  
2-Do we continue with current 2 contracts, which will cause dues to go up "significantly", or do we go with 1 contractor?  
There was debate about the word "significant" in regards to cost increase.  
60 votes collected out of 113 homes. 30 said continue with front, 27 said park only.  
60 votes - 14 said stay with 2 contracts, 40 said combine into 1 contract.  
The board voted for 1 contractor, Victor, at \$1100 a month, plus \$1200 extra for one time tree trimming. That puts his contract at \$1200 a month. The other bids were \$1500 and higher. Our current contract totals \$1600 a month, so the new contract will save money. Our current contractors end 4/30/25. Thank you Jose and Bobby for great service.
5. Dues Increase. Last meeting the board decided on a \$50 raise of dues. Since the lawn bids were not decided, the board was unsure if \$50 would cover the cost increase. Now that the lawn bids are decided, the board decided to stay with a \$50 increase, raising annual dues to \$300 a year. That would increase revenue to \$33,900 a year, and with current landscape contract, allow the HOA to stay within budget with rising electricity costs and build up assets again. A full income review will be provided at the annual meeting.

6. Annual Meeting is scheduled for June 21st @ 1030a. The board decided to go back to previous standards of meeting every 2 months. The next board meeting will be the Annual Meeting in June.
7. Monica will post the Annual Meeting on the website, Facebook, and Nextdoor once the minutes are finalized.
8. Melodie said we can turn the park over to the city of Milton to maintain. Pros: they would cover cost of maintenance. Con: it would become a public city park. To be discussed further.