Meeting Minutes, 9-21-2026

Meeting convened at 5pm
Present: Bill and Nataliya, Courtney, Monica, and Jennifer. Absent: Alisha W

Old News: Confusion over who was taking notes for June Meeting. Monica thought Courtney was taking notes. Courtney saw Monica taking notes (she always does for her own reference) and thought she didn't have to.

Rentals: rules say 22 homes may be rentals. After coordinating with Nataliya, there are 15 rental homes: lots 08, 09, 16, 34, 39, 53, 60, 65, 68, 73, 76, 84, 87, 90, 99.

New Owners: Monica walked letters around to people who haven't paid HOA dues yet. She gave metal yard art to any new folks. There were 4. Monica thought it might be good to do a flyer with the HOA rules, since there are so many new homeowners. She made the flyer. Bill and Nataliya offered suggestions for improvements. Monica will revamp and resend to check for accuracy.

Monica confirmed she is moving next summer. She offered to make a flyer for the job description. There were already 2 suggestions of who might be interested. It was discussed if pay should be altered.

Delinquent homes: 7 have not paid dues. 3 of those have also not paid 25-26 dues. 2 currently have liens.

Ebikes at the park: kids have been riding ebikes and tearing up the grass. Police were called.

Barking dogs: a homeowner complained about a neighbors barking dog via email. Monica told them for dogs, they should call police. Board confirmed barking dogs should be handled by police.

Meetings posted to Internet: There was confusion over the meeting was not posted on the website. The meeting was not set after the June meeting. It was agreed upon by email. Monica stated only the annual meeting in June needs to be posted 30 days before actually meeting, per HOA rules. Nataliya stated WA law states must be posted. Board decided at the end of each meeting, next meeting should be decided and website updated ASAP so all homeowners feel welcome to come.

Regular ACC checks: Monica thought scheduled ACC checks would help homes with compliance. Maybe not an exact date, but say around May 1st, July 1st, and Sept 1st would help homeowners be prepared that a check was coming, and to have their grass mowed/problem areas addressed before the check. People liked the idea - to have regular checks - but didn't agree on dates. Also liked notifying homeowners before the check, for example an email to all homeowners with an email on file. Monica confirmed she has an email

list. Or maybe end of month, so May complaints could be tracked/listed at June meeting. Nataliya said she would need support as it can be hard to get ahold of Mike. Monica offered to walk around. Jennifer offered her husband :) Monica made a “friendly letter” that could be taped to people’s doors, that would meet the requirement of an “informal resolution prior to initiation of formal complaint” as listed in Amendment 1.

Meeting ended at 6pm. Next meeting set for 11/2/2026 @ 5pm at Milton library.