

Goose Hollow HOA Board Meeting Minutes

September 17, 2018

I. Call to order

Rob Carney called to order the regular meeting of the Goose Hollow HOA Board at 07:00 on September 17, 2018 at Tukwila Recreation Center. Quorum established.

II. Roll call

Rob Carney conducted a roll call. The following persons were present: Chris Lassen, Lynette Nelson, Rob Prince and Mardi Knapp

III. Resident Speaker

Don Perepchuk spoke about his concerns regarding one of our agenda items, ADU's.

He wanted to go on record as being opposed. Don was then excused from the meeting.

IV. Approval of minutes from last meeting

Rob Carney read the minutes from the last meeting. The minutes were approved as read.

V. Treasurer's Report

- A.** It is the opinion of our treasurer that our HOA's balance sheet looks favorable and our expenses are right where they should be at this time of year.
- B.** Handouts included, balance sheet, income and expenses budget, and open invoices. Performance is at a healthy pace for the HOA. There are only three open invoices for HOA overdue dues.
- C.** Money will be moved from Pool Plaster line to Pool Furniture line in finance.
- D.** Dues discussion reiterated the increase of dues on an annual basis at 5% going forward.

VI. Committee Reports

- A. Pool chair brought the proposal from Spa Medic to approve and authorize a contract to move forward with an installation of Automatic Water Fill and Leveling Maintenance System. Proposal was approved. Expense \$972.67.
- B. No new vacuum system as yet. Chris Lassen to convene with the committee to figure out which system will work best for our situation. Meeting to take place prior to our next regular meeting of the board.
- C. Discussion on whether or not we should have Tom Hammock do the cleaning for the pool at an additional \$40.00 was tabled until further notice.
- D. Architectural Report to follow.

VII. New Business

A. Reserve Study

At issue is the move from one company to another for our reserve study computations and inspections. The other Tukwila area HOA's want to switch over to a new company. This was the discussion at the All Association meeting last week. Present from Goose Hollow was Rob Carney and Rob Prince. They did not see the argument for switching companies as valid. A motion was made by Rob Prince and seconded by Chris Lassen to keep the company we have worked with over the past years. Motion accepted.

B. Accessory Dwellings

The board feels that it is the fiduciary responsibility of the board to prohibit the allowance of any ADU in Goose Hollow. A motion was made and approved to make an addition to the Architectural Manual to restrict the application of an ADU in a garage or new build on anyone's property. Motion accepted.

C. RV Parking

Lot #24 has been abusing the parking of an RV for loading and unloading purposes in the driveway. It was noted that it is happening less frequently but not yet to the satisfaction of the CC&R rules. Between now and the next meeting we will watch to be sure the rules are followed.

D. Pool Incident

Complaint of non-resident children in gang fashion came into the pool and when questioned ran out pushing and shoving the resident. Pool committee will discuss the security measures required to keep this from happening again.

E. Sidewalks

Homeowner with dispute of lot boundary next to pool property says he doesn't have to fix a part of the uplifted sidewalk because it is not on his property. There was a motion to hire a surveyor to plot the property line. Motion was approved.

VIII.Next Meeting

The next regular meeting of the Goose Hollow Board will take place on October 15, 2018.

Meeting adjourned at 9:35

Minutes Respectfully Submitted by: Mardi Knapp