

**Goose Hollow HOA Annual Meeting**  
Tukwila Community Center  
May 20, 2019

**1. Call to Order**

The meeting was called to order at 7:00 p.m.

**2. Roll Call**

Board Members Present: Rob Carney, Chris Lassen, Rob Prince, Lynette Nelson and Joe Farkas

Absent with Notice: Mardi Knapp

President Carney asked if there was a quorum.  
Tukwila Office Manager, Carol Yoder responded that a quorum had been met with 11 homeowners attending by proxy, 14 homeowners attending in person).

The Affidavit of Mailing was met and is on file in the Records Book.

**3. Welcome by Rob Carney and Introduction of Board Members.**

**4. Minutes from our 2018 Annual Meeting was reviewed and approved unanimously. (Motion made by Joe Farkas, 2<sup>nd</sup> by Chris Lassen)**

**5. Officer Reports**

A. President's report by Rob Carney.

1. Rob Carney reported to the Homeowners that, in regards to the Pool, that its estimated replacement cost is expected to be in the neighborhood of \$200,000 and we are contributing to a replacement and maintenance reserve fund, annually.
2. He further stated that someone had tried to break into the pool house and that a new lock has been installed. The new lock has been keyed to the existing Pool Committee Member's keys.

B. Treasury Report

1. Lynette Nelson stated that the finances are in good shape. Ended 2018 in the black – homeowners can see the financial documents provided with our annual meeting mailer.
2. One homeowner suggested that we add the Financial Statement, previous year's Balance Sheet, Proposed Budget and Income Statement in the annual meeting packet for next year's meeting. This was agreed-to by Pat Zaffina, our HOA's Bookkeeper.
3. Lynette further stated that the Reserve Study is 100% funded.

**6. Committee Reports**

A. Pool Committee report by Chris Lassen.

1. Chris Lassen stated that the pool is set to open on Memorial Day weekend.
2. With the attempted break-in, the installation of cameras was discussed. After a brief discussion, Chris Lassen volunteered to do some research on cameras.
3. He further stated that they replaced the pool sweep, added new chairs and chaise lounges and a new "Private-Goose Hollow Residents Only" sign.

- B. CC&R report by Rob Carney.
  - 1. No challenges and few CC&R issues over the past year.
- C. ARC report by Rob Prince.
  - 1. 15 ARC Requests this year.
  - 2. None denied and no procedural problems.

## **7. Audience Comments/Questions**

- A. Discussion regarding possible school zone on Meridian near new Success High School as a possible remedy for the high volume of speeding traffic coming down Meridian.
- B. There were additional questions regarding the traffic in Tukwila, especially on Meridian Drive.
- C. A homeowner asked whether there are Residential Area Signs or slow traffic and other signs. The office was directed to contact the City of Woodburn regarding adding signs.

## **8. Elections:**

- A. All Directors are currently slated to retire from the Board next year, in 2020 and none of the currently serving Directors intend to stand for election in 2020.
  - 1. Rob Carney went over the nomination process and term limits.
  - 2. Up for re-election: Mardi Knapp and Joe Farkas; also, with the retirement of Gary Sedivy, there was an open board position.
  - 3. Motion was made and seconded to nominate Walt Sands to the Goose Hollow Homeowners Association, Inc. Board of Directors.
  - 4. The votes were tallied and all slated names on the ballot were voted in as our new Board to begin serving as of tonight, May 20, 2019.
  - 5. Motion Carried Unanimously.
  - 6. The current elected Board consists of:
    - a. Mardi Knapp - Secretary
    - b. Lynette Nelson – Current Treasurer
    - c. Walt Sands – Future Treasurer
    - d. Rob Prince – ARC Chair
    - e. Joe Farkas – At Large
    - f. Chris Lassen – Pool Chair
    - g. Robert Carney -- Past President

## **9. Motion was made to Adjourn for cake and beverages provided by Lynette and Gary Nelson.**

**Motion accepted unanimously.**

**The meeting adjourned at 8:25 p.m.**

Respectfully submitted,

Rob Carney,  
Director

With additional, non-official, contributory notes provided by Joe Farkas and Carol Yoder.