



Board Meeting Minutes – 6-7-14

Board members present:

Mary Jaffe – President
Daniel Ransom – Treasurer
John Klein – Secretary

HOA members present:

Nancy Echer
Kelly Marsik
Bob Jaffe
Erik Hansen
Lisa Kirkemo
Sherrie Jorgenson
Julie Farman
Kenneth & Glenda Webb
Greg Warner
Jeanne Foster
Katie Spencer

Election Results

Ballots to elect new board members were opened and counted.

The results are as follows for the newly elected board members:

President – Kenneth Farman
Vice President – Mary Jaffe
Secretary – Lisa Kirkemo
Treasurer – Daniel Ransom

Mary Jaffe called the meeting to order at 1:10 PM.

The Secretary read the minutes from the previous annual meeting held June 1st, 2013.

Financial Report

The treasurer gave a financial report. There is currently \$2354 in the HOA account. Expenditures for the past year were for the CBU's and bark for the common areas.

The Treasurer moved the HOA account from Key Bank to Kitsap Credit Union to help reduce overhead costs. This will save the HOA a \$5.00 a month fee that Key Bank was charging.

The projected balance for 2014-2015 is \$2360.

All dues paid for 2014 will be deposited into the bank by July 2014.

ACC Committee

The president gave a brief explanation what the ACC is and why we needed to have one. The Architectural Control Committee is needed to set a standard to which we all abide by when it comes to any HOA property improvements or disputes in accordance with the CCR&R's. Mary asked for volunteers for a new ACC.

Craig Warner, Katie Spencer, Dan Ransom and Mary Jaffe all volunteered and are now the new ACC Committee.

HOA member Sherrie Jorgenson asked if the ACC should be doing both property improvement verification and property dispute resolutions between HOA neighbors. The answer is yes, they should be.

Sherrie then asked if an HOA member wanted to repaint their house the same color, do they need to go to the HOA. The answer was no. But any changes to ones property to be considered different than what is currently apparent must be submitted to the ACC for approval.

HOA member Kelly Marsik suggested that any ACC requests be handled in the manner by the ACC.

Lot 1

The president gave an update on the latest with Lot 1. Wells Fargo is having to start the eviction process over.

The occupant of Lot 1 submitted a letter to Mary Jaffe to be read at the Annual HOA meeting. But due to the personal nature of it, the president chose not to read it verbatim but to touch on some of the things that were mentioned in the letter. Essentially it was a letter of apology to the neighbors for the condition of her property.

The occupant of Lot 1 did make an effort to clean up her front yard a few days before the annual HOA meeting.

Reserve Study

The Treasurer gave a report on what a Reserve Study is.

A Reserve Study is mandated by law, but if it is considered to cause financial hardship for a small HOA such as ours, the reserve study can be waved.

A reserve study is simply a tool to manage our common areas (assets) and it assumes that we have funds available for these assets. But our common areas are pieces of land that are small and not used as a common shared space by the HOA members. For example: a play ground.

There is software that can be purchased for \$60.00 to do the Reserve Study.

Some HOA members expressed that our small HOA should not require a reserve study.

Greg Warner asked if the ACC could help in the reserve study. The answer was yes, to a certain point at least.

Sherrie Jorgensen asked who gets the report from the reserve study. The answer is it gets filed with the state of Washington.

Sherrie also asked about liability insurance. She said that at her previous residence in California she was in a HOA with over 300 homes and they had it there. The reply from Mary Jaffe was, since we are such a small HOA, the need for liability insurance is not a high priority but the fact remains that by not having liability insurance if the HOA were to be sued, ALL HOA members could be sued and have to pay up if found liable.

Liability insurance will be on the agenda for the HOA board to resolve in the coming year.

One HOA member asked if there was going to be a vote taken by the entire HOA to decide whether to get liability insurance or not. And the answer is yes.

Other topics:

A couple of neighbors complained about dogs barking at night or threatening them by coming into their yard. These types of issues need to first be dealt with between neighbors to resolve. If the problem persists, then file a complaint with the ACC.

Some HOA members said that they had seen and/or heard Coyote's in the neighborhood. This may be why some of the dogs are barking at night. HOA members must be aware that Coyotes are in the area and are a threat to pets.

Jeanne Foster spoke in depth about emergency preparedness. Our area is overdue for a large earthquake. She has products available for purchase that would come in handy in the case of a disaster.

She brought up the idea of having a team ready to go out and shut off gas lines if needed.

Sherrie Jorgenson asked why there was still an old empty mailbox stand in the neighbor's yard across the street. Reason is, the residence requested that it be left there for them to use as a bird feeding station when the other stands were removed for the CBU's. Sherrie was advised to talk to the neighbor to see if they can do something with it or if not, take the issue to the ACC.

Greg Warner asked who is responsible for maintaining the grassy area between the fence and Lidstrum Road. The answer is that the owners are responsible from the edge of their property to the bottom of the ditch and the county is responsible from the edge of the asphalt to the bottom of the ditch.

Kelly Marsik asked, then why does the development to the south have landscaping between the fence line to the edge of the road. Who maintains that? It is assumed the HOA for that development pays to have it maintained.

Kelly Marsik asked if all HOA members are paid up in full for the CBU's. The Treasurer responded that all are, except for one member who has yet to pay the full amount. This HOA member needed to split the cost into payments. Kelly Marsik expressed some concern to the fact that this seemed to be an exception to the original plan to get payment for the CBU's.

At 2:40, Sherrie Jorgensen moved that the meeting be adjourned. The motion was seconded by Lisa Kirkemo. Meeting adjourned.

Mary Jaffe, President

John Klein, Secretary