

HOA 6/22/19 Meeting Notes

In attendance: Jorgenson, Warner, Miller, Lengyel, Spencer, Klein, Marsik, Ecker

Proxies: Brame, Byrne, Farmen, Bridges, Bray, Cho, Jaffe, Ekstrum, Berdinka,

Greg Warner, in the absence of Tod Bridges, called the meeting to order.

The following issues were discussed.

1. Proposed CCR changes to permit solar panels and metal roofs. 75% of the members must approve any CCR changes. Vanessa will draft amended CCRs.
 - a. Solar panels: State of Washington does not permit prohibiting solar panels, so the CCR's need to be changed. Discussion: Although generally approved, several members had expressed thought that solar panels shouldn't be visible from street. Motion was made, seconded and unanimously carried to draft revised CCRs to submit to membership. ACC can set the standards for panels.
 - b. Metal Roofs: strictly HOA decision no law from state. Discussion: Attendants prefer neutral colors. ACC can set the standards taking into account color consideration. Motion was made, seconded and carried unanimously to amend the CCRs to permit metal roofs and ACC will set the standards.
2. Mitch Berdinka suggests a "mutt mitt" stand which is free from the county. He will be the contact person to get a mutt mitt stand for those who forget their plastic bags. Discussion: Some walkers don't pick up poop, opinion is divided as to whether it will help or not. Motion made, seconded and carried by all for Mitch to investigate and have it installed.
3. Reserve fund. *Note: Several days after this meeting Jennifer found, in the President's minute book, a resolution that was passed in 2013 which provides for the exemption from mandated reserve fund. So the following is moot.*

Discussion. We don't have a reserve, and we can exempt from it, however, we need to pass an exemption. The state can give you an exemption if the cost of having a pro do a study is more than 5% of the budget than you don't have to have a study done and if the cost of having a reserve fund, is more than the organization can afford then you can have an exemption. We meet those standards, our only assets are the mailboxes, light post. Three months reserve is suggested. The treasurer has taken a look at number and past informal study. Using a 2.5% inflation rate our present dues will provide for excess funds above maintenance to pay for anticipated future needs. There could also be other expenditures if something major arises, such as sealing the road. We are saving about \$500-\$1000 annually at this time, and perhaps increase dues slightly every 3-5 years. Motion made, seconded and carried (with one person opposing) to request the exemption.
4. Maintenance crew is retiring so can go with the man that is buying his business. Discussion: New landscaper included pesticides in his overview which Jennifer does not want. If we increase the mowing height in the summer grass will be healthier. Kelly suggests that grass be left lying and not removed. Motion made, seconded and approved unanimously to accept the new contract with the caveat that there be no herbicides, pesticides, fertilizer.
5. Treasurer presented the cash flow statement and expenditures for 2018-19. Since we don't need an interest-free reserve fund she moved \$4000 into savings. Treasure reported that Todd

had suggested \$400 for mulch budget, have a spreading party, and tell landscapers to not blow it. All in favor 17 ayes. Report accepted.

6. Officers. Greg moves to accept Jennifer Miller and Katie Spencer to continue Treasurer and Secretary, it was seconded and approved by all 17 votes.
7. Any volunteers for ACC Greg as Vice President will preside, anyone else?
8. ACC. Shafer's and house across from Greg is sticking out. Barry Miller, Sherrie Jorgenson, and Vanessa. Motion made, seconded and carried to approve volunteers. *Note, after the meeting, on checking the bylaws, we found that two officers are required, so in addition to Greg, Katie will be part of the ACC.*
9. Greg motions to adjourn, Sherrie second, all approve.

Submitted June 30, 2019

Katie Spencer