

September 5, 2016

Board meeting minutes  
In chronological order.

Meeting Agenda was presented:

Following Board members present.  
President Dave Meythaler - 2018  
Vice President – Christian Mead - 2017  
Secretary Stan Sinex - 2019  
Treasurer Rob Marks – 2019  
Jade Miller -2017 (had to leave early)  
Jim Brandley - 2017

Also present; Member – Mike Jordan

### **Attending Member Business**

**Mike Jordan** - Came at the request of the Board to discuss how common area trees were cut down adjacent to his property that greatly improved his view of the south lake. Mike stated that he came home one day and found that only his trees had been cut and he has no idea who might have done it. He stated he had trimmed trees before with the permission of one person on the Board, however there is no record of anyone on the Board ever approving such a request dating back to 2005. He also stated that he bought his home as a “view home” that included the view of the lake.

Mike left and the Board continued discussion about common areas. Christian added that he had seen what appeared to be a mother and her children stealing all the dog- refuse bags from our dispenser and running away. Board also discussed sending a letter to all members asking them to immediately notify the Board when any common areas trees were being cut.

Discussion continued about the 20% dues increase and capital improvement special assessment for lake treatments, bigger well pump with improvements and other projects to be listed. The CC&R’s determine the minimum time limit notification for a dues increase and special assessment notifications. It was agreed that we needed to send notifications by November first.

### **Minutes/Secretary**

Approval of 7/12/2016 minutes with minor changes.

### **Treasurers Report:**

Rob was concerned about our money reserves as we approach the end of the year, however It does appear that we have enough money to pay bills thought the end of this accounting year. Also approved attorney fees for lien recovery research. There was a unanimous vote to approve report.

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Board discussion continued with Jade's comments about the HOA Shed roof, which is deteriorating. Different solutions were discussed, but for the present HOA will cover the roof with a water proof tarp. Jade will continue to research more permanent solutions.

**Old Business:**

**Open position** - no volunteers at this time

**Property Lawsuit** – first payment made.

**Unknown Roof material on 102<sup>nd</sup>** - no more follow-up.

**Dog Station issues** - Christian to remove garbage cans.

**Landscaping contract update** - contract not signed yet.

**HOA Shed Roof** - see prior comments.

**Board Member Matrix of Responsibilities** - more refinement

Discussion also included comments about more than one Board member working autonomously on the same issue and thus adding unnecessary confusion. Also discussed was the lack of money available for mosquito control and the cost to have an effective treatment. Discussion continued to add phone numbers and addresses of the Board members for the website, this was collected.

**Common Area Tree Trimming by Johan** - no problems

**Dead Trees (2) near Johan & ball field** - discuss quotes and action.

Because of the lack of certainty of who owns the trees, the cutting of these trees has been delayed. Jim volunteered to work with adjacent homeowner to try to obtain clarification. We will ask for clarification on prior quotes to just cut down the Hemlock in the common area field on 32<sup>nd</sup> DR SE.

**Tree Topping behind Jordan home on 107<sup>th</sup>** - will not pursue.

**Tree Guidelines & Procedures – two proposals.**

Vigorous discussion continued for final approval of these items and agreement. The existing complaint form was approved unanimously. The first page of the alternate plan was accepted with a 3 to 2 vote (Jade had left prior to vote). Agreement on the proposed second page was held over for the next meeting.

**New Business:**

**Fall Work Party Planning** – Agreement to cancel work party.

**Dues increase for 2017** – More discussion on impact to our finances of 20% dues increase and a special assessment. A 20% dues increase was approved by unanimous vote.

**Homeowners notification of lawsuit resolution** – no special notice.

**Foreclosure sale for home on 32<sup>nd</sup> DR SE** – attorney action – homeowner appears to be avoiding foreclosure.

**Small claims court to collect on foreclosed home delinquent dues** – CC&R's may not allow and cost/time is prohibitive.

**Mosquito treatment discussion** - see prior comments

**Solar Panel approval Dave Miles** - Approved and required by State law.

**Motion to adjourn** – unanimously approved.