

**HORSESHOE LAKE HOMEOWNERS ASSOCIATION ANNUAL MEETING**  
**Minutes – Black Diamond Bakery, January 8, 2015**

The following homeowners were present at the meeting: Berkheimer, Dills, Gerken, Hayes, Hutchins, Irrgang, Linthicum, Manuel, Maret, Sampson, Urpman, and Webb.

The following proxy forms were received: Bush, Couture, Gilgan, Jacobson, and Shipley.

President Mike Irrgang determined there was sufficient quorum to officially hold the meeting, and called the 2015 annual meeting to order at 7:13 PM.

**Financial Report**

Treasurer Larry Webb gave the financial report. The 2014 budget had been for \$2,130; however only \$1,262 was actually spent – the sole expenditures were for our liability insurance and our post office box.

A 2015 budget has been prepared, which budgets \$2,177. Liability insurance will be going up, and some of our other typical expenditures may need to be budgeted. The current annual dues assessment of \$65 will be maintained for 2015. As the HLHOA Board had sent out no notices regarding outstanding dues in 2014, many residents had not paid their 2014 dues. Please consider both 2014 and 2015 due at this time, and send your payments to: HLHOA, P. O. Box 1082, Black Diamond, WA 98010. Notices will be sent out in a month or so to residents who have not paid.

The current bank balance is \$6,636.62. It was stated that this level of balance will be maintained for the foreseeable future, in order to maintain the current, low assessment level, yet still have funds available if necessary for unusual special expenditures. No major expenditures will be undertaken without a public meeting and discussion, however.

The 2015 budget was approved as presented.

**Common Area Cleanup**

It was discussed that in previous years there have been cleanup days where residents would volunteer to clean up the lake picnic area as well as the neighborhood. Larry Webb will organize such an activity in the next few months.

**Fishing on the Lake**

The subject of fishing on the lake was raised as a segue from why we need liability insurance (particularly to protect us from accidents by trespassers on our common property).

It was stated that there are fish in the lake; particularly bass, but also several other species, all of which have been stocked over the last two decades. The lake is catch-and-release, but for residents only. Tim Urpman stated that he has caught an 8 pound bass.

It was pointed out that having fish in the lake is very beneficial, and can help clean the lake waters. While the edges of the lake are very shallow, there is a deep hole in the center of the lake which seems to facilitate long-term survival of fish in cold or dry conditions. Wayne Maret has contacts at Fish & Wildlife,

and will investigate what species can best be combined and added to our waters, and will present a proposal when he obtains the information.

It was stated that all of us need to be aware that occasionally trespassers park on the side of Auburn-Black Diamond Road and enter our property to fish from the north end of the lake. If you observe such activity, please note the license plate and call the sheriff's department. They will warn at the first occurrence and ticket at the second.

Trespassing is likely to be worse this year since the County removed the barricades where they constructed the pumping entrance. They will be asked to return the barricades after the 2015 possible pumping season.

Several residents suggested that we really need to post signs at the pumping access road. Larry Webb will look into and acquire signs for "No Trespassing" and "No Fishing", along with a steel pipe and concrete to permanently mount them. Volunteers will be solicited when the materials have been acquired.

### **Crime in the Neighborhood**

Tim Urpman indicated that he was very concerned about crime in the neighborhood, after an attempted break-in at his house. As a result, he plans to put his house on the market later this year. Since he no longer plans to be a permanent resident, he resigned from the HLHOA board, effective immediately.

After Tim's statement, there was considerable discussion about strangers in the neighborhood and criminal incidents. It was requested for all to please call the sheriff (911) immediately upon observing any suspicious activity, and to also send an email with details to [mike@irrgang.net](mailto:mike@irrgang.net), so that the entire neighborhood can be made aware of any possible criminal activity.

There was some discussion about the potential installation of streetlights, but we are a streetlight-free neighborhood. In any case, the most serious criminal incident of recent years occurred in 2014 at Larry Webb's house, in the middle of the day in broad daylight. Two thieves broke into Larry Webb's garage and stole some tools and equipment, which they loaded into a pickup. Fortunately, Larry had a webcam filming his garage, which he was watching at the time. He confronted the thieves, who fled. He called the sheriff, who subsequently recovered what turned out to be a stolen pickup with Larry's tools.

Jeff Gerken suggested that we should consider monitoring the entrance to Horseshoe Lake from the highway, by installing some kind of camera system. After much discussion a motion was made and passed to request Jeff Gerken to investigate purchasing some type of motion-activated camera system, to be installed on a post at the entrance, as well as some type of enclosure to keep it from being stolen. We could place this on our common property. When Jeff has looked at the alternatives and can give us a comprehensive review of equipment, costs, and necessary maintenance, we will hold a meeting to discuss and potentially approve purchase and installation.

## **Yarrow Bay Report**

Mike Irrgang gave an update regarding the current status of the Yarrow Bay MPD development, as well as what has transpired in lawsuits and Black Diamond city government recently. Key points are as follows:

- After the Black Diamond city council in late 2010 approved the development of 6,050 homes at an average density of 9 homes per acre adjoining our property, and in 2011 approved the initial 850 building permits and clearcutting of 100 acres to accommodate them, the city government was thrown out in 2013 and a new council and mayor elected by ~75% majorities with large voter turnout. However, under laws unique in the U.S. to the State of Washington, once such a development has been approved, there is no legal way to modify it for 20 years, regardless of the desires of voters, residents and local government. This includes the obligation for numerous taxpayer subsidies, which now become automatic.
- There were numerous lawsuits filed by a group of citizens against the development, on many grounds including insufficient environmental mitigation and lack of infrastructure (highways, utilities). In spite of subsidies of which the new city government does not approve: an agreement for \$300 million in taxpayer subsidy for schools and a requirement for taxpayer subsidy of \$300 million in water, sewage, and future highway construction, all lawsuits ultimately failed. The only accomplishment of the citizens' group was to have delayed construction by probably three years.
- At this juncture, there is no way to prevent the initial 850 units, including apartments and a shopping area. This may occur at any time, though some of our residents have heard it will not happen until 2016.
- The remaining 5,200 units will be built, but do not as yet have permits. The new city government cannot prevent their construction, but is aggressively ensuring that they comply with all applicable laws and regulations. It may possibly be that they cannot be permitted until the King County ratepayers construct a new water and sewer line from Renton – but this remains to be seen.
- In order to implement a required stormwater mitigation plan, Yarrow Bay is constructing a pond and an ~80 home development which will be on all sides of the road at 218<sup>th</sup> and Auburn-Black Diamond Road. These homes will be built either on one acre lots, or possibly they are placing 80 homes on 80 acres (including roads, etc.), implying much smaller lots. Fortunately, however not 9 homes per acre.

## **Lake Flooding and Pumping**

Mike Irrgang reviewed the current flood mitigation program that has been worked out with the County and which was implemented in 2014. Future required pumping will follow the same approach as in 2014: monitoring by the County during any severe spring rains; upon noting risk, a two-week period required to install the same type of high-capacity pump and outflow pipe into the Yarrow Bay property; and daily monitoring to assess when pumping is actually necessary. Based on the ability of that pump to lower the water level rapidly, the approach followed in 2014 of maintaining a significant margin against potential flooding while still not pumping the lake down too far will be followed again in the future. We cannot allow anyone's house to be flooded; at the same time we don't want most of the lake to be a dry mudhole at the end of the summer, as it was a few years ago.

As previously stated, Yarrow Bay is constructing a stormwater pond near the intersection of 218<sup>th</sup> and Auburn-Black Diamond Road. When this facility is completed, there will be a permanent underground pipe running along the east edge of the development to this pond.

Linda Linthicum, our community representative to the Black Diamond water quality committee, was recently on a tour of what Yarrow Bay is developing for the new stormwater facility, and she was very impressed.

**HLHOA Boardmember Elections**

There was no HLHOA annual meeting in 2014, as there had really been no major issues or expenditures to discuss or address. However, as a result, the terms of all four existing board members had expired and it was necessary to hold an election in this meeting for all five positions on the board.

Three members of the board indicated a desire to serve again. These are Mike Irrgang, Doug Sampson and Larry Webb, who were serving as president, vice president, and treasurer, respectively. They were nominated and re-elected unanimously. Their terms are for two years.

Interested parties were requested for the two remaining positions. Dennis Berkheimer and Wayne Maret indicated their interest in serving. They were nominated and elected unanimously. Their terms are for one year, which will put us back in line with our staggered cycle.

As per protocol, in a few weeks the board will hold a meeting to determine which of the members will serve in which offices.

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No further business being brought, the meeting was adjourned at 9 pm.