

## ISHOA Annual Meeting

September 27, 2021

Meeting called to order: 6:30pm

Board members in attendance- Bob Olson, Kathy Verboort, Amy Bauer, Lisa Vasquez

Absent- Stacy Madsen

Guests: Teresa Krause and Nolan Harris from Taylor Real Estate and Management

Roll Call of Directors- self introduction of 2021 board members

### Recap of 2021 activities:

- Landscape- finished DeSantis 3-year contract. At time of renewal DeSantis quoted a 23% increase. Members of the board shopped other companies and found Pacific Landscape; a landscape company based in Portland. Pacific's start date was Feb. 1<sup>st</sup>, 2021.
  - Status with Pacific Landscape: Board is very pleased with the service and communication regarding landscaping ideas
  - HOA has currently spent \$11-\$12K on trimming trees and replanting after the ice storm
  - Horsetail sprouting around lake
    - Using spray safe for our environment where it is sprayed
    - Successful after 1 application
    - Goal: to keep the horsetail down enough where it loses energy and stop growing; this may take a few years
    - Board will notify HOA a couple of days prior to spraying
- Email Addresses: goal is to collect at least 1 email per household for quicker and more effective communication
  - 50-60% of HOA email addresses have been collected
- May apartment intrusion brought up security and the rebirth of a Neighborhood Watch. Look for sign-ups for being on the Neighborhood Watch team soon.

### Finance/Treasurer Report- Bob

- Balance Sheet Equity- there is growth over each year.
- Retained earnings- beneficial when the ice storm hit
- Capital Reserve balance is growing steadily and appears adequate to meet our current capital needs
- Dues- Raising Dues starting 2022
  - Over the years there is less being added into the Capital Reserves fund
  - As costs increase, board felt it was time to raise dues by \$2 with funds mostly going to landscape cost increases
  - First increase since 2018

### Taylor Management Report - Nolan

- RIC procedure
  - 2x/year Leupitz goes through the neighborhood to make sure our homes are in compliance with our RRR's. This is a corrective approach not punitive.

### Board Membership Vote

- Verification of Quorum (36 required)

- Bob announced he is stepping off as President. Lisa Vasquez and Amy Bauer were up for re-election and were voted back on to the Board
- John Goodyear nominated for Board and elected to fill vacant spot

#### Questions/Comments from membership

- When will McNary Estates be replacing the fence?
  - Fence damage at east end of CSL. Steven has been in communication with the McNary Estates HOA board president. Their board has approved to clear trees, remove fallen trees, and replace the broken fence. Fence is scheduled to be replaced in October/November.
- Who do we contact regarding streetlights?
  - Please visit the HOA website to submit inquiry
- Can a stop sign be added at the first turn from McClure entrance onto CSL? This is a safety concern with children living and playing in that area.
  - The topic has not yet reached the board level yet but will be discussed at the next Board meeting.
- What areas of our neighborhood pay the “Staats Lake Fee” under expenses?
  - Inland Shores East Association (businesses, condos, apartments) and the Inland Shores Homeowners Association contribute to this expense to maintain the lake.
  - East Lake pays the same amount as Inland Shores
  - This fee goes to pay for the sidewalk around the lake and annual trim. Pacific Landscape contracting landscape company for the lake, it is a separate contact from ISHOA contract.
- The area of grass in between two condo buildings- what is happening there?
  - This area is an access point to a possible marina on the lake.
  - The new owner has plans to build a tri-plex but there is a pipe removal issue.
  - The next step is the owner will deed the lake portion to Staats Lake
  - Houseboat on the lake will no longer be an option
- Who is responsible for picking up the trash along Lockhaven?
  - Pacific Landscape picks up when they are there. Otherwise, it’s volunteer based.
- So many trees affected by the ice storm on McClure- who is responsible for taking care of that?
  - Homeowner is responsible for plant materials that are on the other side of the fence from their house.
  - Adjacent homeowner is responsible for maintenance. For example, if a tree falls on the McClure side and you are the adjacent homeowner, you would be responsible for getting it cleaned up and replaced.

Nolan and Teresa counted ballots. 2022 board members are: Kathy Verboort, Amy Bauer, Lisa Vasquez, Stacy Madsen and John Goodyear.

Adjourned 7:31pm