

Horse Shoe Lake Homeowners Association Annual Meeting 2017



The annual Association meeting was held at The Black Diamond Bakery at 7:00 PM on Feb.28,2017. President Mike Irrgang called the meeting to order at 7:03 PM. There were 20 residents present or having sent in proxies for the meeting, which constituted a quorum.

The Agenda for the meeting this year was as follows.

- To review and approve the 2017 budget (attached)
- To elect two board members to two year terms. One position was currently held by Mike Irrgang, whose term had expired. Mike has indicated that he will run again. The other position was currently vacant
- To give a report on the current status of the lake
- To give a brief update on the current status of the large Oakpointe (Yarrow Bay) development next door to us

First item was to approve the current budget. In the past year we have major gains in recovering dues owed in arrears, which has increased the current bank balance to \$8,048.91. There are no plans to do anything with this balance except keep it as a contingency for possible major projects (see discussion below). The budget was short this year \$303 due to a mix up the escrow on the sale of the Thornton residence, three years ago. It was not noted at the time, as there is usually a letter from the title company to the HOA whenever a sale is underway, which did not happen with the Thorntons. As the sale transpired so long ago, the decision was made to write off the loss, given that it would cost more to get a lawyer to recover it than the amount owed. There are no plans to increase the \$65 annual dues at this time.

The budget was approved with one vote against the budget.

Next was the election for the two vacant seats on the Board. President Mike Irrgang ran for reelection. Mike received twelve votes present and five votes by proxy for a total of 17 votes in favor of Mike Irrgang, which meant that he was re-elected.

Rani Singh and Sam Teasley ran for the open seat on the Board. Rani Singh received seventeen votes. Sam Teasley received three votes, which meant that Rani Singh was elected.

The protocol when there is an election is that the members are elected to the board, and in a subsequent meeting, the board members decide who will get which position on the board. While this usually happens some time after the annual meeting, on this date the four boardmembers held a brief meeting in the Bakery just after the annual meeting and determined the following positions:

- Mike Irrgang, president
- Ian Knox, vice president
- Dino Berkheimer, secretary
- Rani Singh, treasurer

The fifth board member is optional, and can be appointed by the board. At this time it remains vacant.

Rani Singh is the newest Board member and as an accountant Rani Singh will be the new Association Treasurer. It will be the first time in more than five years that we have the privilege of having an accountant in this role.

The status of the Lake was discussed next. The lake was rising due to the large amount of rain this past winter and spring. The county, in coordination with the board, was watching the water levels in the Lake and was unsure at the time of the meeting if the Lake would need to be pumped down again this year. The pipe for the Lake pumping is still in place and only the pump was needed this year. No permanent pump has yet been installed by Oakpointe.

Subsequent to the meeting, pumping began after the lake rose to 511 msl. During the flooding season the lake level was maintained between 510 and 512 msl. At the end of the rainy season in May the pump was removed and the lake was left at about 511.5 msl. The county has determined that this level minimizes the risk of flood damage to the six low-lying houses, and at the same time minimizes the probability that the lake will go dry by fall. During flooding season, the county periodically provides the board with charts of current and historical lake levels, which the board forwards to the entire HOA several times during the season. The board has weekly contact with the County regarding these issues.

There was an update on the Oakpointe development. In the past year there has been a lot of turmoil on the Black Diamond City Council regarding the development. In November, 2015, the City actually had the opportunity to force the project to be killed, by converting about \$10 million of King County utility subsidies the developer is receiving to an assessment the developer would have had to pay. Due to the five year delay in construction (from lawsuits), the developer was close to bankruptcy. By this date, the City Council and the mayor had all been replaced by people who were anti-developer. If the development went bankrupt, it could be re-platted from 6,000 homes (9 per acre) to 1,900 homes (2-4 per acre), which was the original King County 20 year plan for our area. However, two council members and the mayor suddenly switched sides to pro-developer, and the mayor prevented the developer fee from being assessed by allowing the statutory deadline to pass without allowing discussion on the fee in the city council. Accordingly, there is major turmoil in the town, and the development is now moving forward rapidly.

An area that affects Horseshoe Lake is that in the original MPD, we were to have a 100 foot forest buffer and a fence between us and the development. This buffer was to have a 10 foot hiking path, similar to those in Maple Valley. In 2016 we were informed by Oakpointe that they had had a secret meeting with the County where the County had modified the requirements to be a 40 foot "trail" in the buffer (40 feet is wider than a typical residential street), and that in order to construct this "trail", it would be "necessary" to clearcut the entire buffer. By the time we were informed, it was a fait accompli, and the clearcut occurred during the year. Also, the fence was no longer on the table.

This creates a potential liability hazard to the HLHOA, apart from being ugly and a nuisance. Unlike most Washington lakes, we the homeowners own Horseshoe Lake. It is mainly for this reason we started buying liability insurance a few years ago. With no fence around the lake, if a resident of the future apartments or homes comes and illegally trespasses by swimming in our lake, and drowns, we will be sued.

Sometime during the year, the board will request a meeting with the County Executives to find out how they could legally change these plans and destroy our buffer without a public meeting on the matter. We will demand that they build a fence along our border and around the lake periphery up to the development's entrance. It is likely that nothing will happen, however.

Accordingly, there was a discussion about the possible need to consider getting a few bids on having a fence installed along the property line with the Oakpointe development to keep out any trespassers on private or community property.

A vote was taken to try to get two or three job estimates on a community fence along the Oakpointe property to get some cost estimates and see how much a fence would cost. Twelve vote in favor of getting some estimates.

All Association business had been address and discussed. President Mike Irrgang adjourned the meeting at 8:20 PM.

President: Mike Irrgang

Vice President: Ian Knox

Treasurer: Rani Singh

Secretary: Dennis Berkheimer