

Sunset West Maintenance Assoc. | MINUTES

April 14, 2022

| 7:00 pm |

West Valley Junior High Library

Attendees:

Copri Bighouse, Lezlie Camren, Deb Crawford, Karla Griffin, Nancy Groenig, Earl Henderson, Rene’ LaCoursiere, Jim & Sunni Maissen, Jim Moon, Mona Purcell, Ray Sanchez, Mark Stanford, Lisa & Ron Tatro, Brooke Turner

AGENDA TOPICS

Topic	Action
<u>Call to Order:</u> Executive Secretary Copri Bighouse called the annual meeting of the SSWMA to order at 7:05PM. Introduced Board members who were present; indicated three Board members were unable to attend. Neighbors in attendance took turns introducing themselves.	

Review of 2021 Special Meeting: An overview was given of the special Association meeting held in November 2021.

Arb/Perimeter Update: The voting that took place at the end of 2021 regarding the proposed Resolution to the Bylaws and Covenants was PASSED with 86 votes for yes, 5 votes for no, 2 abstained, and 4 unresponsive to attempted contacts. SSWMA Attorney (Linda Sellers at Halverson Northwest) will be legally recording this Resolution with the City of Yakima. Sunset West Maintenance Association is not responsible for the maintenance or the costs associated with maintenance of the berm, arborvitae, perimeter fencing, and associated landscaping located along S. 72nd Ave., Zier Road, or S. 75th Ave. The lots along these roads are now responsible for the maintenance of the berm, arborvitae, perimeter fencing, and associated landscaping between their property and the road. Per City of Yakima Code Administration, such maintenance includes, but is not limited to: ownership and responsibility of the chain-link fence and arborvitae (the Association will no longer be running water through the arb drip line; as such, the arbs may either be removed or kept, so long as they are regularly watered by the adjacent home and trimmed to prevent touching power/telephone lines or falling limbs); weed control on the ground; snow removal from sidewalks adjacent to the property. SSWMA will continue maintaining the interior greenways and walkways (between Valley West and S. 73rd Ave.; S. 73rd Ave. and S. 74th Ave.; S. 74th Ave. and S. 75th Ave.; and Pierce St. and Zier Rd.), including weed control and grass watering/mowing.

The full Resolution is available on the SSWMA website.

Financial Report: The Revenue and Expenses 2021 report was reviewed.

Revenue:	\$ 15,270.00
Expenses:	\$ 18,886.25
Bank Balance:	\$ 1,347.28

Dues are lower than last year as a result of SSWMA no longer being responsible for maintenance of the arbs or perimeter, but are higher than originally anticipated due to the legal fees involved with filing the Resolution with the City of Yakima. It is anticipated the dues will again be lowered for 2023. Question asked about the significant difference between “estimated” and “actual” costs for 2021. Discussed the following major reasons: higher-

Dues lowered to \$130 for 2022. Neighbors given the option to pay dues in two payments.

than-expected costs for arb maintenance and clean-up, cost of lawn mowing (we switched companies mid-season last year), legal fees (mostly regarding arbs), and water (one of the greenways was being unknowingly watered for many hours a day as a result of power surges affecting the timer).

FY2022 Budget: The 2022 budget was proposed by the Board at the March Board of Directors Meeting and presented to the association. No discrepancies or questions among attendees.

2021 Audit Report: The Audit Committee members (Sherri Moon, Jim Moon, Lezlie Camren) were acknowledged. The annual audit of the financials was conducted on March 3 at the Executive Secretary's home (Copri Bighouse). There were no audit findings.

Audit committee
volunteers for 2022:
Sherri Moon
Nancy Groenig
Sunni Maissen
Jim Maissen

Calendar Dates: Dues will be mailed out 4/18/2022 and due back 5/15/2022. Block sale will be held on May 21 from 8AM-2PM. SSWMA will *not* be paying for a newspaper advertisement; the Board made the decision to remove this expense from the budget as there is a larger number of homes that don't participate than those that do. Neighbors may advertise for the sale on their own if they'd like (i.e. put up signs, make a post on Facebook Marketplace, etc.). Neighbors are also allowed to hold their own yard sales in accordance with City rules.

Groundskeeping: Randy and Mona are currently monitoring the watering of the greenways, but are looking for someone else to help as backup; if interested, please contact the Board. Will continue using Convenient Lawn Services for 2022 lawn mowing, fertilizer, and sprinkler system needs. Luis Escamilla is the point of contact at (509) 833-6417. In need of a company or individual who can commit to snow removal on the interior greenway sidewalks for the next winter season. Reminder: homeowners are responsible for snow removal on their own driveways and sidewalks in front of their homes, as well as sidewalk portion adjacent to their homes on S. 72nd Avenue.

Changes in Elected and Appointed Positions: Wendell Geffre, Brenda Geffre, and Michael Bighouse are stepping down from their Board positions. Lezlie Camren nominated Karla Griffin and Jim Moon; both accepted these nominations. Seconded by Debra Crawford. All those present voted in favor; no votes against. Karla and Jim approved for the Board of Directors.

Block Watch/Emails: Neighbors still expressing interest in having neighborhood watch information updated on the website. Secretary willing to post on website if someone volunteers to be point of contact. Reach out to Board if interested.

For the Good of the Order: None

Website: The Association website is operational. Past and current budgets and minutes and other information will be uploaded as they are updated. City contact information (such as for code compliance or barking dogs) is also listed.

Adjourn: No further business, the meeting adjourned at 7:50PM.