

HON HOA Member Meeting Minutes for August 23, 2025

Attendance:

Theresa Springer, President

Ladene Culp, Secretary

Bruce Blank, Director

John Metschan, Director (approved absent), David Richardson, Treasurer (approved absent)

Marylee King, Katie and Aaron Carkin, Susan Anderson and Casey Greenwood, Kathy Marshack, Lowell Brown, Cathy Ten Eyek, Kathi Landers, Leslie Pease, Kathi and Walt Swanson, Jon Barnard, Carol Jones, Caryl Borth, Kim and Frank Anderson, Steve Baumgarte, Debbie and Doug Millican, Bob Simonson, Theresa Springer, Bobbie and Gene Schiesser, Ann Tranlong and David Tran, Theresa San Agustin, Jeff Wiles, Brian Culp, Dana Buckley

Quorum Achieved

Meeting Called to order by Theresa Springer, President: 2:12pm

The meeting was opened announcement that the ballots would be counted by Dana Buckley, Kathi Landers and Leslie Pease, during the meeting, tallied and presented at the end of the meeting.

Next, Lowell Brown and Steve Baumgarte, members of Fire Station 84, discussed our station, its reach and concerns. Lowell put forth that filling out the Community Connect information online would greatly help the volunteers during emergencies. The information is private and only available if there has been a call out to that home. It helps them help you.

Steve added that volunteers are always needed and appreciated. There are positions from support to trained firefighter or medic. Anyone can volunteer.

The current outgoing Board was introduced. Theresa Springer as President, Ladene Culp as Secretary and Bruce Blank as Director. John Metschan, Director and David Metschan, Treasurer, were unable to attend.

Reports from Sub-Committees and appointed Liaisons DRC:

DRC members Dana Buckley, Kathi Landers and Doug Millican were introduced. It was noted that the committee handled 25 projects in the last year.

The guidelines for DRC are currently being finished. This packet will be an explanation of the CC&Rs related to the architectural design as well as outline of procedures and governmental requirements as concerned. They hope to have them out soon.

Board Business:

Motion made and seconded to approve the minutes of the July 14, 2025 Board Meeting as read:

Of attending: All in favor

Other Business:

Mailboxes:

As our mailboxes have recently been broken into by thieves with a master key, there was discussion about moving the boxes to the upper commons area. Bob Simonson, who has overseen those boxes since inception, spoke about the costs and practicalities of this move. It's hoped it can be done for less than \$2000 and by hand vote only for information, the members showed that they felt the HOA should pay for this move out of the operating budget. Otherwise, it would be paid for by those who use the boxes only. This idea appeared to be well received. The new Board will discuss the logistics and vote at their first meeting.

Contact Information:

An email will go out soon requesting that contact information for all lots be updated. It is asked that members with changes or updates, please answer this email with the appropriate information. It is vital that the HOA be able to contact members.

Current Annual Assessments:

There was a long discussion on the state of the HOA finances. Ladene spoke to the report, that every year we are currently just covering the operating costs of the HOA. There were questions about the last special assessment and where that money went. It was once again explained that those funds were mostly for the estimate at the time for repair work on the ditch on the lower side of the Pacific Overlook loop. Brian Culp, who was treasurer at the time, explained that by that estimate, there should have been multiple yearly special assessments of \$600, to cover both the estimated \$60,000 repair cost for the ditch and to begin to fill the reserve for the estimated \$30,000+ for necessary resealing and the estimated future \$420,000+ for re-paving.

After that special assessment was levied, member Steve Davis approached the Board with a less expensive and more organic plan for fixing the ditch over time. This plan was implemented. Most of the money collected for ditch and roads was then moved to the reserve funds for those projects, to only be spent on those as necessary. Approximately \$750 was used for curbing in areas Steve deemed important. It was questioned why Steve had not been given money for materials for his work. The Board noted that they had never been asked for any funds and that they would be happy to provide those.

Discussion moved to the need to raise the annual assessments. It was noted that the Board had tried to do so for several years in a row. There is a necessary 75% yes vote required to change the CC&R and allow the Board to raise the dues. This has never passed. All ballots not returned are automatically no votes by law. It was stated that the Board needed to let members know about the need for funds in the reserve accounts. The Board noted that last year, every member was called for the chance to ask questions and for a Director to personally explain the need for this update. Since the consensus at the meeting seemed very positive toward an update to the CC&Rs and this project, Ladene suggested that if the members at the meeting would talk to their neighbors at the time of a vote and help spread the word and encourage its passing, it would be helpful. It was agreed that the Board would put a vote forward in the future. As always, the Board is open to questions.

Also noted was that the ditches and roads have been inspected by different professionals. Their information has been inconsistent with the standards, and the hope is, since our roads are in excellent condition, that the HOA can reduce the estimated per year/per lot costs.

Other Comments of note:

Ladene offered to continue to keep the HOA financials in QuickBooks for more concise reporting.

Our HOA runs on a calendar year, not the year between annual member meetings, so from January to December. Financials will show this timeline.

Brian and Ladene Culp will be re-introducing past information statements on the reasons and numbers behind the need to raise the annual assessments and to spread the costs instead of having to do a large special assessment of the funds for necessary work later.

The annual assessment amount that would fill our reserves currently and keep them up to date is approximately \$900/lot/year.

Ballot Count:

The ballots were counted and the board positions filled.

Votes: Bruce Blank 40

Steven Davis 43

Theresa Springer 32

Kim Anderson 18

Theresa San Agustin 1, write in

8 Abstained

The new board will be:

Bruce Blank, Steve Davis, John Metschan, David Richardson, and Theresa Springer.

Meeting adjourned at 4:11pm by President Theresa Springer.