

REGULAR MEETING OF THE BOARD OF DIRECTORS

MEETING MINUTES

Meeting Date: February 28, 2022

Meeting Time: 6:30pm

Meeting Location: Zoom
<https://us02web.zoom.us/j/82512144783?pwd=S1lxWVRESEF4NDlvU0xLaHFiMC91UT09>

6:37 pm **Call to Order** Meeting was called to order by Eric Piconski

6:37 pm **Roll Call** Members of the Board: Eric Piconski, Alaina Weimer, Zach Aaron, Kristin Jones, Julie Ann Troxler and Eric Jones were in attendance. Property Manager James Tungsvik also attended.

6:39 pm **Homeowner Question & Answer Session**

- Homeowner: 22542 SE 269th PL (Lot # D1048) requesting removal of lien on property with payment of fees paid in December 2021 which were declined by the bank and improving communication process with homeowner.

6:58 pm **Approval of Previous Meeting Minutes**
Alaina Weimer motioned for approval, Eric Jones seconded the motion. The motion was approved unanimously.

6:58 pm **Meeting Agenda**

Topics for discussion as follows:

- Financial Report and Summary
- Unfinished Business
- New Business
- Neighborhood Projects
- Committee Updates

6:59 pm

Financial Report and Summary: January 31, 2022 packet was sent out previously to all HOA Board members and no questions were posed.

- Collection/Compliance Actions:
 - D1L036 PREVIOUS OWNER - COLLECTIONS
 - D1L077 PREVIOUS OWNER - COLLECTIONS
 - D2L010 COMPLIANCE
 - D1L207 COLLECTIONS – CH 13

X:XX pm

Unfinished Business:

- Audit 2020: no movement, and 2021 information has been sent to them.
- Playground Maintenance: Half bubble broken issue and inspection for regular playground maintenance and recommendation is to have it conducted annually or every other year to provide a report to use. Alaina will own reaching out. James will go back and verify the plank and firepole (green park) is covered by warranty.

7:11 pm

New Business:

- Planning for the Owner's Meeting on March 28, 2022, this work will be completed within the executive session.

7:12 pm

Neighborhood Project Updates:

- Bench & Picnic Table Replacement - PM Rina Wollan/Zach Aaron: Payment of deposit was made on 2/10 and an estimate of at least 8 weeks for installation. Zach followed-up on 2/21 - waiting for scheduling confirmation to let us know when to schedule the dumpster.
- Bark/Mulch Replacement - PM Zach Aaron: Waiting for updated quote and scheduling, shooting for end of March with Bark King
- Landscaping General - PM Kristin Jones: Final bids for the entrance are in hand which allowed for creation of survey which will ask for homeowner feedback on prioritizing remaining projects. The entrance replanting has began on Friday 2/25 .
- Sidewalks/Street Sign - PM Rina Wollan: Street sign is resolved. The sidewalks are pending with Desmond but will need warm/dry weather. Eric is the new PM.
- Speeding Issues - PM Eric Jones: Reached out to City of MV, there is a trailer, but awaiting an email for availability of the trailer. Will call tomorrow.

7:24 pm

Committee Updates:

- Architecture Committee - Julie Ann Troxler: One project that is getting started.
- Social Committee - Rebecca Banksy-Jones: Met last month, plans are ready. First Saturday of April will be Easter Egg hunt. Shamrock coloring to post in window. No blood mobile currently available due to Covid, but have enough volunteers. Movie

night, banners were made to hang in the park (Movie in the Park) hung the Sunday prior. Signs for the yard for the best houses and street. Chili cook off will resume. A newsletter is potentially. Spoke to VPS about getting a gift for all homeowners via plants. A flier was created to thank everyone for the holiday involvement and announcing winners will be mailed out. End of year popsicles and a Summer Game Night/Picnic with goal of “Meet your Neighbors.”

7:31 pm **Motion to Adjourn:** *Eric Jones motioned to adjourn, Zach Aaron seconded the motion. The motion was approved unanimously.*

7:32 pm *The Board went to Executive Session.*

9:25 pm *Board Returned from Executive Session. The following motions were made following executive session:*

- A motion was made by Kristin Jones and seconded Eric Jones to ratify the 2022 budget. The motion was approved unanimously.
- A motion was made by Kristin Jones and seconded Julie Ann for 2022 to start charging rental fees of \$150 every 6 months for rental fee. The motion was approved unanimously.
- A motion was made by Kristin Jones and seconded Julie Ann to increase for the assessment \$25 per payment cycle, for a total of \$50 per year, takes effect the first payment of 2022. The motion was approved unanimously.
- A motion was made by Kristin Jones and seconded Elaine Weimer to return to a fiscal year of January - December. Invoices in mid-December, due January 1 and late on April 1 and invoiced mid-June, due July 1 and late on October 1. The motion was approved unanimously.
- A motion was made by Kristin Jones and seconded Zach Aaron to Repeal 19-01, 20-01, 20-02. The motion was approved unanimously.
- A motion was made by Eric Pisconski and seconded Zach Aaron, that all fees association with lot D1L048 stand. The motion was approved unanimously.

9:29 pm **Meeting Adjourned.** *Eric Jones motioned, Zach Aaron seconded the motion. The motion was approved unanimously.*

9:30 pm **Meeting Adjourned.**