

# ANNUAL HOMEOWNER'S MEETING

## **\*\*MEETING MINUTES\*\***

**Meeting Date:** February 23, 2021  
**Meeting Time:** 7:00 p.m.  
**Meeting Location:** Virtual Zoom Meeting

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6:40-7:11pm Kat Banzeruk, our Windemere Property Manager, took attendance of all Homeowners present at meeting.

7:11 pm **Call to Order** Meeting was called to order by Eric.

7:12 pm **Roll Call** All members of the board are present, excepting Emily Wallace and Julie Ann Troxler. Also in attendance was Kat Banzeruk, representing Windemere Property Management.

7:15 pm **Introduction of current board members**  
**Introduction of our new property manager**

Topics for discussion as follows:

- HOA Website and Owner's Portal Overview
- ACC and Committee Reports
- Current Projects
- Budget Meeting Overview
- Parking Compliance & Road Upkeep
- New Business
- Homeowner's Questions and Concerns

7:17 pm **HOA Website and Owner's Portal:**

Reminder to Homeowners about the existence of these two neighborhood tools. Kat discussed the owner's portal and reiterated that portal instructions were sent out in the last mailing. She also reminded everyone that the best way to reach her is through her meadowsatrockcreek@wpmsouth.com email address. She also discussed how most homeowners forms and documents can be found easily in the portal. One exception was documents that might be needed if a Homeowner refinances. You can get this information by contacting Kat directly through phone or email.

Zach then overviewed the neighborhood website. He informed Homeowners that access to ACC documents and information, Owner's Portal, community recommendations and neighborhood activities are also available on the website. Eric then mentioned that the Board is still meeting every other month on ZOOM currently.

7:25 pm

**Committee Reports:**

It was stated that there was nothing major to report as far as the ACC Committee was concerned. Most inquiries have been fence and landscaping related. Eric mentioned that the neighborhood was close to the fulfillment of houses being repainted. Only about a dozen or so remain. He reminded everyone to continue to fill out the ACC forms when necessary.

The floor was then opened to Rebecca Banasky-Jones to discuss upcoming social committee activities. Rebecca gave a recap over events we have hosted in the past including the Easter Egg Hunt, the last day of school Ice Cream Social, summer movie nights, the Chili Cookoff, the Halloween Costume Contest, and the Christmas Lights Contest. No events are currently planned as we need to remain in compliance with COVID regulations per the government (must be in Phase 3 first). We will play future activities by ear moving forward. Also, Rebecca asks if anyone wants to help with the social committee, she is happy for any volunteers to join her.

7:35 pm

**Current Projects:**

*Basketball rim and backboard repair.* Our new, sturdier, commercial-grade basketball rim and backboard for the basketball hoop/court has arrived. It will be installed when the weather clears up. TBD.

*Bus Stop and Neighborhood Landscaping.* The Board has received bids from our landscaper for several projects for overall landscaping and maintenance of the neighborhood. One subject discussed was the bus stop drainage system. It is currently clogged and ineffective. So that will be looked at when we start landscaping projects. Other areas of interest that the Board is getting bids on include assessing and replacing plants that have outgrown their spots. The Board is looking to do a 1-3 year roll out for this large landscaping endeavor. Info to be sent out to homeowners soon.

7:40 pm

**Budget Meeting Overview**

Board looked over and approved annual budget for 2021. There will be no changes in dues this year. Board will assess budget again next year.

7:41 pm

**Parking Compliance & Road Upkeep**

*Parking Compliance*

The Board recognizes that this is a hot button issue and wants to assure homeowners that it is being addressed. Offenders are being recorded and issued violations when out of compliance. A spreadsheet has been developed to help keep track of parking violations. Fines have been allowed to be issued since October 1st, however, due to the governor's COVID regulations, we are not yet allowed to levy liens or late fees.

*Road Upkeep*

Snow removal was addressed. The city is ultimately responsible for the removal. The city must prioritize so the interior of the neighborhood would not take priority during snow storms. To have the interior roads plowed would be a cost that the HOA would need to absorb. At this time, it was decided not to take on that cost. Also, due to cars parking on the street, it would be difficult to do so seamlessly.

7:45pm

*Homeowner's Questions and Concerns:*

**Jason Jones-** Asked about the removal of graffiti on 272nd and 228th Ave off Kent Kangley. The Board agreed to check it out and address the situation.

**Aaron McQuistan-** Asked about the broken street lights near the exercise equipment park. The Board will address.

**Heather Maggio-** Asked what is specifically being done for parking noncompliance. Kat addressed Heather by informing her that a log is being taken and violations are, in fact, going out. First a warning, then a fine as soon as the second month of noncompliance. Photos are being taken to find out who the violators are. Letters are currently going out to homeowners who park in the street.

Heather also wanted to advocate for the return of the food trucks. Eric addressed this concern saying, while the Board cannot formally endorse or coordinate food trucks, they are city streets and food trucks are technically allowed to park where they want. The reason for the HOA not endorsing or coordinating the trucks is due to the insurance carrier and COVID restrictions, so that the HOA is not held responsible should someone take legal action if they should get sick while visiting said food trucks. Guidance from the HOA attorney was sought on this decision.

Heather also asked about the location of our HOA Christmas wreaths, as their whereabouts are yet unknown. The Board will try to locate the wreaths.

**Bobby Messemer-** Would like to see an email newsletter go out to those homeowners who are not on social media. The Board agreed that this would be something advantageous to coordinate. Will be discussing options. On a side note, he also would like to have his HOA dues remain the same.

Alaina reminded Homeowners if they come across an issue with a city street light, to simply visit the [PSE.com](https://www.pse.com) website to request maintenance.

7:57pm

**Motion to Adjourn:** *Eric asked for a motion to adjourn. Rina motioned to adjourn. Zach seconded the motion. The motion was approved unanimously.*

7:57 pm

*Homeowner's Annual Meeting Adjourned.*

