

REGULAR MEETING OF THE BOARD OF DIRECTORS

MEETING MINUTES

Meeting Date: October 5, 2021

Meeting Time: 7:00pm

Meeting Location: Zoom
<https://us02web.zoom.us/j/85121727118?pwd=eWcwa0xKN1pMTXlJK3U2TjUrNExrUT09>

7:06 pm **Call to Order** Meeting was called to order by Eric Pisconski

7:07 pm **Roll Call** Members of the Board: Eric Pisconski, Alaina Weimer, Zach Aaron, Kristin Jones, Rina Wollan, Julie Ann Troxler, and Eric Jones were in attendance. Property Manager James Tungsvik also attended. Additional Attendees: Joe Brookes (D1 Lot 212), Steve Hutsell (D2 Lot 032), and Lot36 div 2

7:08 pm **Approval of Previous Meeting Minutes**
Alaina motioned for approval, Rina seconded the motion. The motion was approved unanimously.

X:XX pm **Meeting Agenda**
Topics for discussion as follows:

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

X:XX pm **Financial Report and Summary:** Will come out in the next 2-3 day following the meeting. Copies will be distributed. Board will look through from transition forward, 6 weeks of data. Will receive standard monthly going forward between the first to tenth of every month.

7:10 pm

Unfinished Business:

- Audit 2020: Completed the 1120H, sent to Eric for signature. Finalizing audit within the next 30 days.
- Reserve Study 2022: Completed and distributed to the board, Julie Ann attended a walk-through. Homeowners will receive a postcard letting them know it has been completed. Reserve study is the 20-year plan for assets within the association and forecasted associated costs. This allows for avoidance of special assessments due to long term planning.
- Creation of MARC Project Page: Kristin Jones provided a walk through of the new project page which is located here: <https://www.meadowsatrockcreek.com/projects.html>

7:20 pm

New Business:

- Playground Maintenance: Blue Park planks and Firepole at Main park: Zach brought to team. James has contacted a couple of vendors without interest in fixing. James will contact vendor for Green Park to check on warranty and see if will fix blue park.
- Preparation for Next Annual Meeting: February will be the tentative timing for next annual meeting. Discussion ongoing for planning.

7:32 pm

Neighborhood Project Updates:

- Bench & Picnic Table Replacement: PM Rina Wollan: Currently have 12 benches and picnic table in the new park which are broken/needing replacement. Consensus based on Facebook poll is to replace 8 benches. Elected for a 4 foot bench surface mount vs. 6 foot current benches due to cost savings. Currently awaiting bid for finalized pricing on benches/tables. Concrete bids, installation/removal cost still needed.
 - Steve Hutsell provided feedback of adding picnic tables at the main green park and/or potentially the fitness park.
- Bark/Mulch Replacement: PM Zach Aaron: Inside and outside bark was scheduled in September, but will be waiting for some of the landscape projects. Shooting for early April. Invoice signed and approved for Bark King. Awaiting final rescheduling.
- Tree Trimming over Sidewalks: PM Eric Pisconski: Walk through of the neighborhood completed for tree impeding travel on sidewalks. Letters were sent to impacted homeowners within 30 days to address the trees. Secondary walk-through will be within the next 7-10 days. Will determine final homes, costs associated, costs will be assessed to impacted homeowners. Some owners have already taken action to be in compliance.
 - Steve Hutsell provided feedback on the concrete of the sidewalks being lifted, can we consider replacing section of the sidewalks. Eric counselled the sidewalks are the responsibility of the homeowners. You may be able to contact Maple Valley for replacement was shared from homeowner, contact person Tawni.Dalziel@maplevalleywa.gov via Maple Valley Public Works site <https://www.maplevalleywa.gov/departments-services/public-works?fbclid=Iw>

- Landscaping Tree Removal/Replacement: PM Alaina Weimer: Met with Mike on Friday to check the entire neighborhood. Alaina is creating a map for distribution to the board. Issues with 22 trees identified (watch, remove, replaced). Dead birch trees at the entrance and tree in the corner at the blue park are included in these. Removals will be taken down to the stump and then will come out later. VPS will put together a bid for removal. Will decide on replacement options at a later date.
- Landscaping General: PM Kristin Jones: Completed walk through in mid-September with VPS. He requested time to visit with experts on which greenery might survive from being burned during extreme heat vs being pulled/replaced. He then will pink tag all items he recommends removing throughout the neighborhood. He will then make recommendations on replacements if/where they are needed. Will provide bids for removal and/or replacements.
 - Steve Hutsell provided feedback on VPS and said they are doing a phenomenal job.

7:56 pm

Committee Updates:

- Architecture Committee: Julie Ann Troxler - no issues to report and turning around responses within required timeline.
- Social Committee: Rebecca Banksy-Jones - Social Committee has paused the Chili Cookoff due to concerns about safety. Christmas Decorating contest will be done. Jerry's Firetruck scheduled for Saturday December 4. Additional idea of a toy drive for the holidays. The idea was brought up for Food Collection for Maple Valley Food Bank for Thanksgiving. Rebecca will reach out to the food bank on 10/6.

8:08 pm

Motion to Adjourn: *Eric Pisconski motioned to adjourn, Rina Wollan seconded the motion. The motion was approved unanimously.*

8:08pm

Board went to Executive Session. The following motions were made during execute
Division 1 Lot 226 Balance paid in full for the mailbox replacement.
Division 2 Lot 10 Referred to Attorney for Outstanding Compliance Issues
Division 1 Lot 108 (Prior Owner) Board unanimously approved writing off remaining balance

9:02pm

Board Returned from Executive Session

9:02 pm

Meeting Adjourned.