



AGENDA - The Parks HOA Annual General Meeting & Minutes

7:00PM – Thursday, March 9, 2023

Northwood Middle School

Call to Order – **7:02pm**

Board Member Introductions – **All present except Danny White**

Approve minutes of 2022 General Meeting – **Peter Motioned, Josh Second, Motion Passed**

1. 2022-2023 Project Overview

- Landscaping – Osaka Gardens, general consensus is that they are doing a good job and much better than previous landscaping.
- 184th Street Entrance Monument Lights
 - i. Completed. PSE difficult to deal with but project finally complete. Power line repaired and lights fixed.
 - ii. Pending - Board assembling damages claim against county due to damage caused by digging for road sign.
- Trellis – Completed and awaiting spring weather to consider staining.

2. Unfinished Business

- The Parks Neighborhood Entrance Sign off of SE 184th St and 173rd Way SE is on King County Right-of-Way. This ongoing issue has not been resolved. Some reserve maintained to apply toward removal/rebuilding of the entrance monument if it becomes required. **This issue is dormant but will always be there, short of litigation.**
- Landscaping at the 184th Street Entrance. **Replace the landscaping or do something different? Replace was the consensus. KC to pay for it and replace it. Getting bids from Osaka to replace damaged landscaping, submitting bill to KC**

3. Current Issues

- Tree on 188th They are going to close the sidewalk and call in an arborist tomorrow. The arborist will most likely deem it unsafe and they will track down the owner and help get the tree down. **KC is contacting landowner and will be taking care of the tree, sidewalk is currently closed (UPDATE, as of 3/21 the tree has been removed)**

4. 2023 Potential Projects

- Pressure wash sidewalks and paths to school / between cul-de-sacs. – **Still looking for a company to take this on, it may not happen**
- Lights at the Gazebo park at night to discourage illicit activity. **Josh scheduling electrician to fix the lights and possible upgrade**
- Replant trees at the 188th street entrance – **Danny will let Osaka know to add it to the schedule**
- Play chips – issues with supply still – **Danny looking into supply chain issue, we will order when we are able this Spring or Summer**

5. CC&Rs and Architectural Control

- General reminder –all structures and improvements A/C, Heat Pumps, fences, large tree removal or planting, please make sure to contact prior to projects. acc@parkshoa.com and forms are on facebook page or available at www.parkshoa.com. **Please get your forms in PRIOR to work starting**

6. 2022/23 Budget Overview

- **Checking account balance: 110534.96**
- **Liens for delinquent homeowners – Josh contacting NW Lien to get estimates**
- **Adjusting the budget for some of the projects upcoming**
- **Raising dues? Is it time, dues will be going up in 2024, we will discuss it during executive session**

7. Event Coordinators

- **Easter Egg Hunt – Courtney**
- **Garage Sale – date TBD – Josh and Melissa**
- **4th of July Parade - Kay**
- **Back-to-School Picnic – Josh, Melissa and Julie**

8. Open Forum

- **When do we have people come out to look at trees in the wet lands? As needed, we have recently, see last year's meeting minutes under tree removal**
- **Questions about fences, if it needs to be replaced, who pays? It's on the homeowner, the HOA cannot force your neighbor share cost**
- **Fences need to match the neighborhood – YES! Submit ACC form before you begin**
- **Pickle ball courts, how do you do a proposal? Write it up and present it at the next board meeting during general session.**
- **Cul de sacs, is Osaka doing the clean up? Yes, they should. We can't cut down trees, it is KC property (per last year's meeting, see minutes)**
- **Speed issues on 186th, is there anything we can do, board will reach out to Wembly HOA (Josh)**

- Pay bill online? Is there a way to do it? Scott is working on Zell. Maybe looking into an HOA software system (Josh and Scott)
- New landscaping for 184th St. entrance? Submit ideas to Danny, board will discuss

9. Quarterly Meetings of the Board

- Potential location – Fairwood Library or some other public space TDB
- Potential time – TBD

10. Board Moves into Executive Session

- Move to Executive session, second by Josh, all in favor, discuss dues
- Proposed increase of \$100 in 2024
- Budget – Up electricity by 5%, up landscaping to 51,000 to cover increase
- Liens for past due, reach out to NW Lien Service (Ken Martin)
- More aggressive on fines, late fees
- HOA management software
- Get back to original meeting times, January or winter general meeting
- Executive session over, motion from Josh, 2nd from Mike, Budget approved, motion from Jymm, 2nd from Mike.

11. Adjourn