



## **AGENDA - The Parks HOA Annual General Meeting MINUTES**

7:00PM – Tuesday, January 9, 2024

Northwood Middle School - Library

Call to Order

Board Member Introductions

**Board Members Present: Peter, Michael, Jymm, Scott**

**Board Members Not Present: Josh, Peter is his proxy**

**Minutes approved from 2023 General Meeting**

### **1. Homeowner Comments**

- Lucy Miller, why was the negative balance, Jymm explains buffer from the KC land issue, still on going. We have been “eating away” at the buffer.
- Michael explains the monument debacle, that the city told us the monument is not ours. Paul Bogle explains it was a right of way and that the city wanted to give it away to us, but now it is in perpetuity. Peter explains KC owns it in perpetuity, one or two owners near us don’t want to sell it to us.
- Michael Hoiland explains we had a buffer of 50k
- Scott explains we spent 17k last year on trees, various landscaping fees that were out of the budget realm.
- Peter has sent a request to KC for the damages to the monument and trees at 184<sup>th</sup> entrance. Because KC owns that spot, we can’t get damages to repair the trees and electricity, our HOA had to eat it
- Kevin Idzi questions why we didn’t move the monument, Scott explains we have only \$39,000 left
- Michael Hoiland explains the reason for the \$50k, it was for legal fees or repair. Not necessarily to buy the land
- We are waiting for one of those Lake Desire owners to buy it from KC
- Lucy asks again why we can’t ask the builder to rectify; Peter explains there is a 25 year statute of limitation and that we could evoke counsel.
- Peter is trying to keep us out of litigation.
- Lucy asks why we can’t abandon the property, Jymm explains why we don’t want to do that as the owners may not ever take any action.
- Jymm explains other reasons why our dues have gone up.
- Another owners’ questions why there is an increase today

- Jymm explains that we are the board is new, explains the old board maybe lost track of the budget and that we need assets in order, explains we need a reserve study.
- Peter recognizes that we should have had slower steady increases, but we need to move forward and explains that we don't want to increase again soon. They hear that we are being asked more of a gradual jump.
- Owner asks how the board came up with that figure, what does "re-beautify mean."
- Peter explains we want \$65 a month, difficult to budget because we have older infrastructure, older bylaws make HOA responsible for trees and wetlands too.
- Mike Stewart, need to compare budget to the prior year especially about the "party" Peter explains we are lacking volunteers.
- Questioning capital improvements, Jymm explains the monuments are falling down. We built the woodwork, but we need stonework in some locations. Gazebo needs repair and attention also.
- Hoiland explains we need to paint again and add lighting
- Lucy asking what will the money bring
- Joanne Kennedy; thanks everyone that is on the board. Why have we not taken them to court (the delinquent HOA homes)
- Hoiland explained that we can't get the money until the property sells
- Paul Bogle explains liens
- Joanne wants to streamline the collection protocol so we don't have so many in arrears
- Jymm agrees we should investigate that
- Josh to investigate liens using NW Liens in Maple Valley.
- Joanne Kennedy wants an accountant review.
- Jymm acknowledges we need a reserve study.
- Peter says we need that as an additional fee.
- Peter wants to lien properties.
- Owner questions liens and other HOA
- Hoa would have to pay to have liens.
- Owner explains even if there is a lien we may not get \$\$ as a second or third lien holder
- Scott says it costs \$500 to place a lien, Jym explains we have 3 large offenders.
- Owner offers if it is more than 5% of the cost of the lien we should do it
- Lucy says that when she moved here initially, she was told a lien would be placed if she had clover, we should use letters to scare owners
- The board should write the letters.
- Joanne Kennedy states WA is a super lien state for HOAS
- Joanne Kennedy explains we need a consulting firm for an accountant and Liens
- Lucy wants more communication to know what is going on and where the money is being spent

- More transparency – More emails, maybe a newsletter, minutes on website
- Paul Bogel questions the numbers for the monuments, Jymm explains the estimates.
- Peter explains we have received bids, \$3,065 for 4 dead trees to be removed and replaced, 4 dogwood trees at \$3,900. These are in addition to Osaka's maintenance; costs are all going up
- Jymm explains we had to pay for tree replacement and that costs and bids are going up
- Peter offers homeowners are welcome to help
- Jodie Ludwig, questions tree maintenance in the wetlands. Jymm says we are not doing a review, but waiting on homeowners to say something "see something say something" Jodie explains that KC owns the wetlands but no one is allowed there. Peter explains some things back there need to be paid for by the HOA, if a tree drops we must leave it in the wetland
- Peter offers to budget for that, but we can't know when that will happen
- Scott offers that one year we can have none and one year many
- Jodie offers can we have an arborist do a review, Peter explains that is another expense
- Homeowner offers that they had a tree done privately, that if it is within 50 feet from the line of the home. He explains it is an expense we don't need to endure
- Peter reminds everyone we have a budget and need that everyone has great ideas but we can't do everything
- Joanne Kennedy questions replacement of the trees agrees that the fee is appropriate.
- Joanne offers to help get bids and suggests that if the board needs help, we can ask them for help via social media or email
- Ron Kennedy complains about the bark in the common areas, can we have a collective flyer or reminder about maintenance or garbage cans
- Joanne questions rentals
- Jymm explains his process for the ACC and that he relies on neighbors or help from a committee
- Jymm does send out notices for people not in compliance
- Peter reminds rules.
- Jymm explains concerns about the commercial vehicles
- Peter wants to strike balance between keeping the hood nice and not being ridged.
- Homeowner suggests 3 buckets that the HOA needs help with, suggests committees to help, deciding what must be done vs what would be nice to be done
- Homeowners questions communication and updates as to what is going on, he wants a caydence, suggest a work party, what is on facebook should be on email too
- Joanne questions how we get a hold of renters

- Peter explains we can't get a hold of the renters we are beholden to the owners
  - Homeowner explains we can ask kids to walk letters around
  - Jym offers we have looked at HOA software is expensive and would be helpful, but a line item
  - Caleb Heiniger, homeowner offers to go face to face to neighbors, he offers to go door to door
  - Hoiland asks about the waste bins about the poo bags, can we remove the bins, Osaka removes once a month different times of the year it is once a week. Mary filled the bags, did not remove them
  - Some people think neighbors would just leave the poo
  - Michael suggests you can pay as you wish, quarterly, monthly or online
  - Scott offered we can use Zelle or on the website, but you the owner pay the fee
  - Feedback that we need to review communication schedule for a newsletter and many people don't know we have a website
  - Question as to when the HOA meets
  - Peter offers where we can meet, hard to find a place to meet. This will be a discussion between the board.
  - Adding a street light would be \$17,000
  - Peter said we can purchase signs, but does it work?
  - Homeowner \*Bandeep's brother, can we do anything about littering in the gazebo park, can we add signs in the park to scare people.
  - One gazebo improvement includes adding a motion light
  - Need an electrician, Joanne might know one
- \*\*my idea is why can't we send a letter for peeps to fill out and a collection box

Peter closes general comments

## 2. Committee Reports

- Architectural Control
- Jymm mentions we got a hold of the fence owner who has the fence fallen down
- Joanne complained about the pallets next to their house and mentioned they won't clean up, Jymm says he tried
- Lucy questioned the fence that needs to be replaced at big kid park it is in the budget
- Hoiland questions is this a special assessment vs new dues; barking should be every 3 years, can we get the neighborhood "up to speed" Peter agrees we once we get reserves up, then we can pause increases
- Paul Farag wants to know goals and transparency for the future
- Peter says what he is hearing is that people will be on a committee vs a management company, we need to look at committees
- Joanne suggests want an assessment a review, Peter agrees we will have a reserve study

- Paul Farag explains an reserve study will show what is needed, vs in the future
- Paul Bogle wants to know how we will build the reserve with the current budget, Peter and Jymm explain we have grossly over budgeted some line items to have enough. Along with the large increase we will help pad that account
- Paul Bogle assumes the reserve study will surprise owners at the high amount
- Peter explains we have been reactive vs projecting the future
- Peter thanks everyone for coming and understanding

### 3. Budget

- **Association Dues will increase from \$500/year to \$780/year.**  
Everyone agrees, no one disputes the budget. After discussion of upcoming improvements, it is approved for 2024.

### 4. Active Work

- Consideration / Adoption of Rules & Regulations 1.2 – Recreational Vehicles
- Consideration / Adoption of Rules & Regulations 1.3 – Commercial Vehicles
- Aesthetics policy needs redrafting per Peter
- Board wants to table this for now
- Peter says we are self-enforcing, we need clarity on enforcement
- All these items have been brought to the board by owners
- Peter will get this to Josh to post on the website and in an email
- Michael Hoiland notes the tent trailer in his cul de sac
- Peter and Jym agree we need to enforce the rules

### 5. 2024 Potential Projects

### 6. 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](mailto:acc@parkshoa.com) and forms are on facebook page or available at [www.parkshoa.com](http://www.parkshoa.com).
- Owner questions “planting for the ACC” Jymm says if there is a sound dampener, Peter suggest you read the ccrs for clarity, does not want to talk out of turn
- Jymm clarifies any changes should be asked.
- Owner asks about turf, says we need have owner that has one, Jymm questions this
- Same owner questions one owner that has a metal roof overhang, Jym will be investigating.

### 7. Event Coordinators (Courtney Deeba)

- **Volunteers/Activities**

- i. Easter 3/30
- ii. Summer Kickoff 6/16
- iii. Garage sale 6/28-29
- iv. July 4th 7/4
- v. See Ya Summer 9/15

We need to coordinate volunteer list and form committees to help

## **8. Adjourn to Executive Session / Special Meeting (if needed)**

Peter attempts to close meeting, more owner questions about speeding. Jymm agrees it is an issue, Scott explains there was a gate prior to Waterstone and a study from King County. KC put in a stop sign, that's it.

Peter moves to close the meeting, Scott seconds.