

## HOA Meeting

Everyone present, except Danny

### **Open forum –**

Courtney Deeba, concerns about the pathways

- Wasp nest, pest removal
- Who is responsible for maintenance of those? It is the HOA responsible for them.
- Focus on maintaining the paths
- Communication could be better
- Picnic benches at the gazebo

### **President**

Start putting an agenda together.

Commercial vehicles, Uhauls, fee structure (look at Fairwood Greens website), yard maintenance, liens.

Model some things after Fairwood's HOA

Look at Osaka's new contract, make sure they have all areas covered.

Find out who's number is on the PSE Bill, change it so we can get notice

### **Treasurer**

New neighbors and keeping up a list

Round about competition this holiday season

Budget Time!

- \$54,077.17 balance
- Osaka is going up, \$4533.00 per month: \$310.92 increase from last year. Can we do a multi-year contract? Also make a list of things that need to be.
- Maybe look at having outside landscaping for one offs, talk to Danny
- Cody from King County about some grant money for small projects
- Dues are due February 28<sup>th</sup> – January is when bills go out
- Extra \$20 per month per homeowner, adds about \$38000 for the year
- \$780 is the new dues in 2024 – About \$23 a month
- Capital improvements and keep up with inflation and increased costs
- Goals – Capital improvements, get back in black, and invest in new tech options to be more efficient for our homeowners – New Dues Total 124,800

## **Communications**

Get better about communications, set up a schedule for meetings, events, update website

Set up a social committee

## **ACC**

Scott needs help with PO Box, Jymm is going to start checking it

General Meeting – November 30<sup>th</sup> – December 5<sup>th</sup>, Scott finding a date so we can update everyone

## **Budget Meeting – November 2 2023**

Call to order

Present is Peter, Jymm, Josh, Scott and Courtney (homeowner)

### **Treasurer**

Up the landscaping, bark and gravel, \$8k for capitol improvements, plant replacement \$2k to \$5k

Irrigation repairs, raise up just in case we have an issue

Tree removal \$4k to 6K

Postage was upped to \$500

Printing up to \$200

Accounting fees, up to \$800

Water up \$200 to make it even

Have a CPA to do a reserve study per RCW 6468

Plan dates for the next year at the annual meeting, up the social amount

## **Priority Projects**

Tree replacement on 188<sup>th</sup> entrance

New bark and gravel

Tree removal and replacement on walkways

Stain the new trellis

Brick and mortar replacement on monuments, parks. Do we replace, redesign, or just replace and paint

Liens for the long-term non-payers

Invest in a CRM system for our HOA

Goal – Beautify the neighborhood, get it back to the way it used to be and have a reserve study. Next year increase the reserve and say yes to more projects, not playing catch up

President – Present amendments to the rules and regs, take a look. Focus on the fine structure on the next year

#### Action Items

Peter – set agenda and finish policy.

Jymm -

Scott – finish final budget, so we can send ahead of time. Mid November for mailing

Josh – upload new policies and up on website. Letter about increases for the mailing. Email Scott the link to NW lien

Courtney (new social chair) – Set dates for Parks events for the meeting

Motion for meeting adjourned at 8:20, Peter seconded.

