

# Board Meeting Minutes – September 2025

All right, so we'll bring the meeting to order. For the record, there's Peter Haraldson present, Josh Hudson, and Jim Jeffries present. Absent are Michael Faltus and Scott Templeman.

We've got three out of five directors, which I believe constitutes a quorum, even whether we have proxies or not. The purpose of the meeting is to discuss legal issues, so I'll leave the recording on, but technically we'll part ourselves in executive session because this deals with the potential legal claims of the community. So we've got this first set of people who are pretty significantly in arrears in terms of their dues.

We've had four people reach out so far. One paid, just paid everything. The others have asked whether we could forgive some of the interest and fees.

I think the only soft cost that we have outstanding is the actual fees for the, or the, I'm sorry, the interest on the various amounts, and obviously that constitutes somewhere from not very much to quite a bit. Probably the person with the most interest owing is, I would imagine, the Willits. And let me see what their ledger was.

So their interest is \$1,084.98. That's a lot. But I think for this first time around, probably, I wouldn't be opposed to, as long as all the other expenses are paid, all the fixed costs, fixed fees and costs for attorney's fees, lien recording, and other things like that, that for people who pay in full within, I don't know, by the deadline or within a reasonable time, well, let's just say by the deadline, if they agree to pay, that will waive the interest expenses. But other than that, the hard costs, I think, are non-negotiable.

Because otherwise, like there was one guy who was like, well, I'm not going to pay any of it. And then basically- I don't know if you guys can hear me, my internet speed. Sorry, my internet is all froze for a moment.

Oh, okay. Where did we lose you at? You were talking about if people pay in full by the deadline. Yeah.

I just don't think we can give up any of the hard costs because the attorney's fees are \$750 and that's the amount of the assessment. So I think that's just too much to give up. Well, and everyone's playing dumb, like, oh, I didn't know that I had to pay these.

Like, I haven't received notice. I'm like, really? You know, we mail it out to you every year. Scott sent out, you know, hey, you're late.

I mean, you've been getting them. You've been ignoring them. And now you got the scary letter from the attorney and now you're, you know, oh, this is the first time I'm seeing this.

Okay, sure. Yeah. So I don't have a problem with, for this first round, allowing up to the entire amount of interest be forgiven in exchange for full payment of all past due assessments and fees and costs.

Yep. I'm okay with that. Okay.

If it ever happens again, however, no. Okay. So one time forgiveness.

Yeah. On a per case basis. I mean, I don't want to be so harsh, but if the Willits, for instance, come back later deciding not to pay and we have to do this all over again, full interest.

Yeah. Well, are we talking about holding this in abeyance or because I, I don't want to, I don't want to be carried. I don't, I don't mean to, you know, compound the different events.

Just we would start again. If they've got into arrears and refuse to acknowledge, then we would not forgive that particular event. Yeah.

And I'm still, there goes Jim. Okay. He'll come back.

Yeah. But I like what Jim's saying. It's like, we'll do this this time if you can pay in full, but if it happens again, or if we have people that just don't respond to us and now we have to really take action against them and then they come back and say, Oh, I heard that, you know, you, you got rid of the, well, yeah, we got rid of the interest for those people because they reached out to us.

But we do it on a case by case basis. Where do you go? I just tried to let him in again. Curious.

Sorry. It just brought up the screen that said leaving call and then left. I didn't I didn't do it.

Okay. So I think that, I think that's fine. So we can go back out of, let's take ourselves out of executive session.

Oh, I don't think I, I don't think I can make a motion. Can somebody else make the motion? I motion we go out of executive session. Oh, that, yeah, that's, that's second approved.

All in favor. Aye. Aye.

And then somebody else move for the relief that we're asking for the move to request relief. The motion, which I understand to be to for the first set of assessments to forgive interest for those who reach out and otherwise agree to pay the disputed amount, including fees and costs for by the deadline will, will forgive interest. So moved.

So moved. All right. Second.

All in favor. Aye. Aye.

Okay. All right. So I will pass on our decision to the, to Eric, the attorney.

He's supposed to be looking at our, just so you know, he's supposed to be looking at our HOA, the rest of the documents to determine what we need to firm up. I will remind him of that. And Jim, what are we doing with the, I was just saying this, the house across from Josh with the horrible yard.

I'm honestly at a loss. We've sent notice to the apparent owner. We could move to send a letter to them.

We can get a formal letter put together. Do we need to do anything legally for that or? Well, I think what we, I think what this is, what's going to be part of this is to, is as part and parcel of getting the, the documents reviewed, I'm going to, I'm going to put together a, a fine letter and, and run it by Eric and just basically say, you know, here's you, here's the picture of your yard. Here's how long it's been that way.

You've been warned once before pursuant you're in violation of this section of the covenants. You've been warned once before we're imposing fines. If you disagree, then please reach out via, please reach out in this manner.

We'll set a meeting for you to, you know, appear before the board of directors and, you know, have your due process and then send that off and then start assessing fines. Are we sending it to the house or the owner? I think we'll do both. Okay.

Yeah, both. But what I want this to, what I, what I want us to do is to start, is to use this letter as a template because there are other, there are other houses and I, you know, I don't want to get after people with brown lawns, but you know, people who have weeds growing in the yard, you know, there's some derelict cars. There are some things that are aesthetically challenging that I think we need to, I think we can just start paying more attention to.

That Camaro that's the house, I think next to you or a couple doors down from you, I received notice from King County. Somebody went and filed. It was a derelict vehicle and they put the communications at parkshoa.com as the contact.

No. So. Did you, I did that.

Oh, did you? Okay. Yeah. I put in the complaint.

Okay. Did anything happen with it? Said that they investigated it and that they were going to, they're going to remove the car. When was that? Right before I left for Alaska last week, about a week ago.

Oh, good. Okay. I did actually, for that one, I did get a hold of the actual owner and the, that yard was a mess and he said he was going to alert the maintenance company, management company, but I didn't check on it again.

So if you happen to take a look, ping me, I'll, I'll follow up with them again if needed. Okay. Is that a co-op? Is that a cooperative owner? And so far as so far.

Yeah. Okay. Yeah.

I think it's still Phil Vu or his, or his wife. It's the same people that owned the house for a long time. Yeah.

They've been fine. It's just, I don't know what to make of. Yeah.

I'll let the management company know. Okay. All right.

Cool. The other one, shoot, there was one that I did try to reach out to, but the phone number was the only thing available in the, in the thing. You sent me a address.

I need to send something out on that. But their voicemail was entirely full and unresponsive. Okay.

And that's, and then, you know, for ones like that, you just get the process started with finding, but I would think if I were a renter and there were, I mean, cause you know, that the, you know, that the stupid renters in the house tried to burn something in the, in the gas fireplace insert. Yeah. They probably put some garbage in there or something and flared out the side.

So I would want to know about that, but I don't think if I were an owner, but I don't think there's any, I mean, it's not a common property, so I don't think we have any duty or ability to like, you know, cause, I mean, but the, the only reason the owner next door is complaining is because they're selling the house and it looks bad. But is that Melissa's listing? It is. Okay.

I mean, it, it, it does look bad and I wouldn't, I wouldn't want it either. So I don't, I don't blame them for it, but but insofar as the, you know, I think the owner could probably call the fire department and say, Hey, there's a, you know, it looks like this house almost caught on fire. You know, maybe they have some kind of ability to go, go next door and check things out.

Fire department can alert the owners, something like that. But this is, you know, we're, we're starting to see more people who are moving out, but keeping these houses as rentals. Yeah.

The reason. And I don't, I don't know what, if anything we want to do with that. Is there anything we can do about that? I don't know.

I mean, we could, I think it's an established pattern in the area. I think we'd have to grandfather everybody else in, but I don't know that I necessarily want to have the ability to rent my house restricted either. Right.

I think, but I know like Fairwood Greens has some strict, pretty strict policies about, you know, informing the association about renters and it's the responsibility of the homeowner to, you know, to give them copies of the, you know, the, the governing documents and it's the importance, the responsibility of the homeowner to ensure compliance and blah, blah, blah, blah. Right. And I think that establishing some formality there and sending out notice to all the homeowners that if they're going to rent, that they have a higher level of obligation, including ensuring monthly maintenance at minimum.

Yeah. Yeah. Something like that.

Yeah. I mean, I could go Fairwood Greens. I mean, all their stuff's online.

I could go and just pull that section and see what they say. And yeah, I've seen it. That's where I grabbed, that's where I grabbed some of the commercial vehicle and some of the parking stuff from last time.

Yeah. So I don't know. Yeah.

This is just one of those things. I'm kind of hoping to just get some advice from Eric and the lawyers about, you know, what to do and just be like, Hey guys, will you give us a, you know, some kind of template policy that we can tweak a little bit, but then just impose in one of these or enact in one of these monthly or one of the annual meetings. So we've at least got something in place because I just, the longer that longer than all these yards sit out untended, the more that people are starting.

I start seeing other people who are doing the same thing and just kind of let things go. And I don't, I don't want it to cascade downward. So, all right.

Cool. Any other discussion? All right. Sounds good.

I will move to close the meeting. You're all in favor. Aye.

Thanks everyone. All right. Bye guys.

Bye.

Transcribed by [TurboScribe](#). [Go Unlimited](#) to remove this message.