



NOTICE OF MEETING AND AGENDA - The Parks HOA Annual General Meeting MINUTES

7:00PM – Wednesday, March 4, 2026

Northwood Middle School - Library

Call to Order

Board Member Introductions

Peter, Josh, Chara, Scott, Jymm (Mike not present)

Approve minutes of prior General Meetings. **Approved**

1. Homeowner Comments

- Question from homeowner about management company, will discuss later
- Tim Jones has parking concerns, can we do anything? Hoa can't enforce parking, it's the county
- Homeowner had question, who takes of the walkway? Track H specifically. Should Osaka be maintaining it? 185th street, investigate this, Jymm will be looking into this, get Danny involved. Also looking into the 2 small trees planted there, it will cause damage as they get larger.
- New homeowner had questions about the legal dues in 2025, what was it for? Peter answered, it modernizing our CCRs and also get delinquent homeowners to pay their back dues.
- Pervesh asked if the homeowners will have a say in some of the changes. RCW6438 will be discussed and we will be doing things like monthly board meetings via zoom with invites sent to homeowners.
Post a link on the Facebook page
- Homeowner had comment about outside management, we will discuss later

2. Committee Reports

- Architectural Control

- ACC – working on the home on 186th way, no responsive. Get your ACC forms in

3. Budget

- Approved 4-0

4. Governance / Enforcement

- Changes to HOA laws upcoming.
- Legal – dues enforcement
- Legal --review/revision of governing documents
- Legal – review/revision of policies / bylaws
- Management – discussion of moving to outside management. More responsive and better enforcement, but increased dues.
- Changes are coming to laws that govern HOA, we need to modernize. We will work with our council to come up with a game plan.
- Discussing of adding a 3rd party management company, open up the floor to homeowners comments:
- Comment – Can we combine with other HOAs to have a larger one? Maybe the new little development? We will discuss as a board.
- Comment – Experience with an outside company was bad, stay as self managed.
- Comment – Another bad experience with an outside company, stay as self managed.
- Comment – Paul has a home in and it outside managed, stay as self managed.
- Comment – Jymm, maybe we can get committees to help
- Comment – Peter, have committees that work with the board, have them attend board meetings
- Comment – Another negative comment, dues keep going up and services are less. Stay 3rd party.
- Comment – Josh/Melissa, no 3rd party, maybe a management software and committee
- Comment – Maybe do a better job with our priorities and capital improvements
- Comment – Is one of the monuments coming down with the new neighborhood – Nope!
- Comment – Road where the new development is bad, are they going to fix it? Josh email to Cody

5. 2026 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 and forms are on facebook page or available at www.parkshoa.com.
- Open complaints and grievances
 - i. Did all the delinquent homeowners pay? Yes, all but one. We are going to have to ramp up legally.
 - ii. Yards have gone downhill; we need to come together and encourage home maintenance. The board is working with council and an ACC committee
 - iii. Concerned about homeowner on 186th Street, what is being done? Board answered

7. Event Coordinators

- **Volunteers/Activities**
- Nolen Gibb handle food trucks, let's ask the neighborhood
- 4th of July is covered, end of summer party too. No garage sale this year

8. Schedule of Future Board Meetings

- Meetings to be held on 3rd Wednesday of each month at 7:00pm via Zoom
- Meetings are open to owners
- Zoom link to meetings will be posted at www.parkshoa.com
- Meeting Agenda will be posted at www.parkshoa.com
- Meetings will generally include Architectural Control Committee requests, infractions, budget/expenditures.

9. Adjourn to Executive Session / Special Meeting (if needed)

- 9:13 motion to adjourn, seconded by Scott.