

2023 Annual HOA Meeting Minutes Jan 7, 2023

10:00-10:30 J.D., Tory and Josh arrived to set up for meeting at KC Library Covington.

10:33 J.D. Called meeting to order

10:34 J.D. explained we have a quorum (at least 10). The following members attended the meeting: Sandra Anderson (Lot 46), Sheri Arrioni (Lot 87), Randall and Karen Bohl (Lot 20), Irene Cervantes (Lot 36), Irene Cervantes (Lot 53), Kames Colasurdo (Lot 26), Maxine Cook (Lot 15), Alvaro and Ana Se La Cerda (Lot 61), Carol Garcia (Lot 99), Roman Gorokhovskiy (Lot 29), Cary Hutchinson (Lot 59), James Adams III (Lot 37), Tory Ostic (Lot 9), Joshua Peyton (Lot 24), Linda Sherman (Lot 6) and John Wilson (Lot 34). Fifteen Lot owners attended the annual meeting.

10:36 Board members introduced themselves

10:38 HOA members introduced themselves

10:41 J.D. brought up the 2021 annual meeting (there was no 2022 meeting). Minutes approved from that meeting.

10:43 J.D. brought up the President's report: The board is brand new with the exception of J.D. being on the board before. There is an open position on the board. There are open committees HOA members can be involved in. In Dec. 22 the board amended the bylaws to increase the number of board members from 3 to 5. J.D. explained that in 2 years we will re-elect some positions. In 3 years other positions will be up for election.

10:48 J.D. discussed the Washington Uniform Common Interest Ownership Act of 2018. And that we should be doing a reserve study. And that for example "perimeter fencing" would be covered by the board.

10:53 Jim, homeowner, brought up that in Aug 2021 we had a reserve of over 50k. Carol, former HOA board member, explained that in the last approx 1.5 years we have spent at least 2/3 of that.

10:54 Cary, homeowner, asked why Bell-Alexander is not represented here.

10:55 Another homeowner asked if her fence that butted up against Crofton Heights was Crofton Heights responsibility or Crofton Hills.

10:56 J.D. began discussion about dues and how the covid moratorium affected budget. Sandra, homeowner, asked about previous years budgets. J.D. explained that this is on the website. Carol explained that we also have monthly financials from Schram/Assoc.

10:59 J.D. explained necessity of property management company due to ability of provide accounting services/structure/assistance. J.D. explained Bell-Anderson's role to our HOA and how beneficial they have been to us. For example Bell-Anderson communicates with realtors for new purchases in our community. Carol vouched for Bell-Anderson and the benefits they've given us. J.D. explained if we moved on from Bell-Anderson we need to give them a 90 day notice + fee. Andrea asked a clarifying question on what exactly Bell-Anderson does. J.D. clarified.

11:11 Multiple homeowners discussed concerns with board members past or present invading yards/critiquing landscaping/yards. J.D. responded with Bell-Anderson taking over the role of walk-throughs/drive thru's to evaluate yards. And that any board members can email Debi (Bell-Anderson) for concerns. J.D. explained that the main point to having an HOA is to keep up the value of a home.

11:17 J.D. and Cary discussed need of HOA/CCR's/limiting rentals. J.D. explained that we likely have 21 rentals. Jennifer Hill, board attorney, is working on a limit to rentals. Question was brought up if there was a 10% rental limit originally. It is indeterminate if that was true?

11:23 J.D. talked about the avenue for reporting concerns. City of Covington, Bell-Anderson, or HOA board.

11:25 Linda, homeowner, brought up concern of parking. Width of our streets was discussed. J.D. talked about mail boxes being HOA responsibility and that parking on streets can be influenced by board preference.

11:30 Roman, homeowner, asked about purpose of Bell-Anderson. Roman came into meeting late. J.D. again explained necessity of Bell-Anderson for budgeting and a variety of other purposes and how previous boards have not functioned well without a prop. management company. J.D.

11:34 J.D. began discussion of dues. Multiple complaints from Homeowners regarding dues/parking/playground/cost/how much dues should be/how much other developments are charging.

11:40 Homeowner recommended dog poop park thing.

11:41 Homeowner asked if there could be more warning for dues increase.

11:42 Homeowners brought up concerns over the budget

11:43 Other homeowners vouched for and agreed over dues increase

11:45 J.D. brought up items that the board hopes to fix such as leak in the park, fixing slide and swing.

11:47 J.D. talked about street lights that have gone out and are in need of fixing. Roman volunteered his possible services to help if electrical work needs to be done. J.D. explained bills for streetlights from PSE.

11:49. J.D. explained drainage problem at park, repainting of monument and other details in need of improvement

11:50. Discussion on budget. J.D. went through itemized lines on the budget. Expressing deep appreciation for Malone Landscaping what we currently use. J.D. talked about irrigation for our common areas landscaping and how expensive it is. Carol also again vouched for Malone's and how quality work they have done compared to previous companies. J.D. offered that anyone can search for a better company and is welcome to find a substitute to Malone's if they actually want to. Malones comes once/week for approx 34k.

12:00 J.D. explained that the planting strip part of the sidewalk belongs to the city. See. Click. Fix. City of Covington should be assisting in that particular area. The city is also responsible for the sidewalk itself.

12:02 Sandra, homeowner, asked about budget and seeing actuals/expected.

12:05 Anna brought up concerns on ability of pay dues. J.D. will get a hold of Debi.

12:07 Josh brought up welcoming committee, making rounds come spring

12:08 Further discussion of landscaping.

12:12 Budget ratifying approved. All present voted to ratify the budget for 2023.

12:13 Limiting rentals to 10% approved.

All present voted to set the level of rentals / leases at 10 percent. $99 \times 0.10 = 9.9$ or 10 lots.

12:14 J.D. adjournment of 2023 meeting.