

# Spring Haven HOA Board Meeting

Thursday, May 4, 2017

Hilton Lake Fire Station

The Meeting was called to order at 6:33.

Present Members: President Joan Pugsley, VP Ken Williams, Treasurer Brien Hansen, Secretary Meggan Jacks, Directors Joe Kaiser and Gina Geifer

Residents in attendance - Stacey Meissner, Chris Justice, Diego Vega Jr., Tom Poppie, Christy Generous and Ernest Hill

Minutes from the February meeting were presented and reviewed and motion to approve by Ken Williams - minutes approved.

## **Treasurer Report -**

Brien has completely reconciled all 2016 expenses. Created 2017 projections - concerns about budget - savings is dwindling. Currently Billed \$55 each month to deal with delinquent HOA Fees. Currently \$3750 owed in HOA fees

Beaver fees - \$109.50 per month for three months- this expense was implemented by Angie with Real Manage without board input or approval.

Water meter for common areas - Lee Johnson says we have to take over water meter and the anticipated expense is \$3000

**Emerging needs for money** - beaver dams issues, NGPA costs, results of reserve study, Signage, additional landscaping. Currently the budget includes \$417 per month to be put into the reserve fund.

Assessment increase proposal was presented (see attached proposals)

**Community Loan Proposal** - take out 20k loan and then pay it back through increased assessments. Would allow us for make capital improvements - lighting, signage, landscaping

## **Recurring Expenses (annual amounts listed)**

\$8000 landscaping - 2 year contract with NWL; questions were raised regarding the quality of work that the current vendor provides.

\$600 Water - what areas do they cover. What about NGPA area?

Insurance - \$4000

Real Management fee - \$6200

Real Management admin fees \$900

Delinquency fee - \$450 (Estimated cost for 9 months of delinquencies)

Grand total is roughly \$29,700 yearly expenses

Add in \$5k for replacement fund each year

Homeowner assessments bring in right around \$34000

## Homeowner's Discussion

Chris Justice - Raised concerns regarding renters knowing of and abiding by rules and regulations of the community.

Paul Ng - Facebook group moderation - questioned if the facebook group was the place for neighbors to call out individual concerns with other neighbors. Board indicated that the individual concerns should be brought up to the board members directly or directed to Angie with Real Manage.

Tom Poppie - Overnight noise disturbance - Silver Lake Baptist Church - alarm is going off. Wind is setting off door alarm. Church disabled alarm until they can resolve the issue. Also raised concerns about theft of pink flagged plants from the NGPA - ones that were never planted (still in black plastic containers) were stolen by lady in silver Mazda

Ernest Hill - Geese - will they be a problem over time?

Stacy Messier - NGPA maintenance - to mow/clear out next to fences - remove invasive species

Christy Generous- maintenance of fence line on 132nd

## Business Arising

- Signage - Tabled due to budget, but still investigating use of rock signage. No signs of vandalism on examples within area (which was a concern). Plaque within stone pillars. Ask Pioneer Trails how much they spent. Explore budget concerns.
- Governing Documents - read the CC&Rs closely; CC&Rs allow us to create Rules and Regulations. We can create a table/list of fines.
- Rental Lid Cap - must own a house for a year before you can rent out. Consider a 10% cap with hardship exceptions granted by the board.

- **Fireworks** - The only fireworks allowed are those purchased from roadside stands (i.e. not from the Tulalip Reservation.) Follow all county rules
- **Beaver Dam** - 2 of 3 dams are on AMHS but biggest is on SH. Tom Gish of Pioneer trails indicated that Lee Johnson had the beaver dams attended to periodically. Question raised regarding What is Spring Haven's legal obligation regarding the beaver dam. Balancing act of doing what is right vs cost of maintenance.
- **Architecture Committee** - the committee can approve, but the board can override. Submissions must be resolved within 30 days. Need to develop guidelines and then potentially grandfather existing items. ACC needs to meet, the rules and regulations need to comply to the CC&Rs.
- **Mulching Party** - Coming up when weather improves.
- **Reserve Study** - study was completed and full report will be available soon.

## New Business

### • **Legal Representation Proposals**

Real Manage provided proposals from King Co firms. Might be cheaper to get local firms (out of SnoCo/Everett area). We currently have a lawyer on retainer so there is no immediate need for a new law firm.

• **Ongoing Finances** - Real Manage portal allows for approval process for invoices. Right now RM is paying without approval. They have a process that we can implement that invoices must be approved by board. Ken Williams motioned to change the invoice approval process, seconded by entire board. Motion passed.

• **Mailbox Light** - Cost a factor - Joe Kaiser and Ken Williams raised possibility of using solar LED lights as an alternative. Further explorations of alternative options will be pursued.

• **Mail Delivery Errors** - Suggestion made for homeowners to mark inside of box with a sticker to help reduce errors. (Update: Joe Kaiser spoke with one of the substitute mail carries and the carrier indicated that there is an issue with the parcel box master key. This means the carriers scan the parcel as delivered but then are unable to place the item in one of the parcel boxes.)

• **Park Maintenance** - It has been noted that rocks are being left out in the street and sidewalk and that playground chips are being scattered around. Litter is a small issue but may become more of an issue as the park is utilized more. Suggestion to put a trash can at park. Board will look into trash can options.

**\*Emails/Newsletter** - The board will get a newsletter out soon.

**No executive session needed**

Joe Kaiser motioned to adjourn the meeting at 8:37pm. Gina seconded the motion. All members in favor.