

HOA Meeting Minutes

March 21, 2022

Attendance: Joel Taylor, Brad Doll, Eric Brooks, Eve Austin, Leslie Hogue

7:01 p.m. Meeting called to order

- Flag Salute
- Reviewed, discussed, and approved meeting minutes from February 21, 2022
- Treasurer's reports for February 2022 were read and approved.

General Discussion

- **Park Improvement Committee**
 - Delayed past 2/22; however, it is now open. Still more clean-up to do, a post to be replaced, and the steering wheel and stairs need the correct color. This will be replaced.
 - The processed wood chip used versus a recycled material as initially planned due to cost and ability to have excess line the trail into the area.
 - Quote to fill the hole, amount \$10K for pea gravel, and re-seal. The group is making plans to install ourselves. Rent dump trailer, and fill it in. May use a generator and pump up out as an option. If we fill slowly enough, the water "should" drain and would not have standing water. May do this on April 16th at our following clean-up activities.
- **Old business**
 - Light bill did not come; we will have this reflected in next month's bill. It may have been related to when street lights were installed—now paying two months' worth of bills in March.
 - Dumped couch at last informal clean-up/walk-through date.

New Business

- Neighboring HOA One 1400 properties, 180 per year. Neighboring HOA Two 463 properties, 130 per year.
Neighboring HOA One and Neighboring HOA Two strategies to claim HOA dues. Neighboring HOA One is like an HOA company with a paid corporate secretary to facilitate and support. They are foreclosing on properties if dues are unpaid. Neighboring HOA One works through their attorney. 158 per lien, their attorney, files the lien. They do this systematically each year issue a lien on the property. How effective in the collection, not uncommonly, but wage garnishing is. Lien first. If there is no action on the lien, the attorney sends one letter (2 years over-due or more) in the lien. Allow the owner to pay via payment plans. They do charge \$158 to the owner. Suppose nothing happens on the lien.
- The lawyer goes through the Garnishment; it's in their CCNRs. Neighboring HOA Two doesn't have it in their CCNRs. This has been effective. Only works if they are employed. Neighboring HOA One response to foreclosure. Last year they foreclosed on ten properties. The lawyer processes the foreclosures. Do every year. Sometimes the owners owe properties taxes.

Sometimes the HOA owns the property, and therefore, any taxes due; become the HOA's problem to navigate. They are experiencing this with one property now. They indicated they didn't lose out but had to "deal" with it. They work with code enforcement, police, and fire department. Did you get the lawyer's information if we want to reach out?

- Neighboring HOA Two has paid employees. The secretary and a groundskeeper. Paid positions 20 hours for each per month. (2 years of experience) filed the lien themselves last year. Only use the attorney for foreclosures. They will send us a template letter. They also file quarterly statements and charge 6.50 per quarterly statement. As a reminder. 80% paid up, from 60% to 80% by the quarterly report and the liens. \$75 for the secretary to pay the lien. It doesn't do much unless the property is sold. They are also exploring wage garnishment, what that process looks like etc.
- Non compliant property, \$25 per day with photos of the code enforcement issue. Pierce County Code Enforcement Form. If that doesn't get dealt with, they leverage this \$25.00 fine. Can become a lien and foreclosure—part of the quarterly statement. Quickly exceeds annual dues. 463 properties. Raised their transfer fees, raised 7K off of transfers fees. Ours is \$21. With just a vote of the board, we could increase to \$250. Roughly 20 transfers last year. It doesn't cost us, but revenue for HOA. \$16k for landscape and secretary. She files the liens quarterly and does all the letter writing with the attorney—working relationship with Pierce County Code Enforcement. We are awaiting formalized intake form for property code enforcement issues.
- Key highlights from Joel's HOA Research:
 - Quarterly Statements are an easy way to increase payment of dues, and fines
 - Lien on properties after two years for unpaid funds
 - Transfer fees are a quick way to add to revenue with low impact. Joel to research further and review next month
 - Foreclosure is 5K require attorneys (last resort)
 - Day fines, notification for code enforcement (60 days), our current \$10 per day working closely with Pierce County Code Enforcement to support the process
 - Garnishing of wages is something we'd need an additional discussion about. Tread very slowly start with the other items on this list.
 - An audit is required after 60K.
 - Raising the annual rates is 4/7 about 33% of the homeowners present (looking at next year as needed)
- We mailed out 163 delinquent letters to homeowners this past week; 1/3 of these were related to the one-time park fee; he also included the park assessment letter. A \$300 mailing in total.
- Question on 108th property: did do code enforcement on this property. They have cleaned up, and code enforcement closed the case—the latest action with Pierce County.
- Code Enforcement on the cars on the side of the road-white car with broken windows and blackberry growing, camper, 20400 block Larita Dr. East (Cars haven't moved).
- Reviewed the definition of grandfathered non-paying members. Not worth legal fees due to precedent.
- Baby steps to support code enforcement.
- Schedule a date for the party in the park, rent a bouncy house, hot dog, cold drinks. Fun, and help the community get over Covid-19. Schedule when Shelby returns April meeting.
- The clean-up date update is April 16th; the next board meeting is April 18th.

8:15 p.m.: The meeting adjourned.

Next Meeting: Monday, April 18th, 2022, at 7 pm on Zoom