

HOA Meeting Minutes

June 20, 2022

Attendance: Joel Taylor, Desirae Clarke, Brad Doll, Eve Austin, Erik and Jara Olson, Mauricio and Jadira Garrido

7:00 p.m. Meeting called to order

- Flag Salute
- Reviewed, discussed, made edits to and approved May 2022 meeting notes
- Treasurer's reports for May 2022 was read and approved.

General Discussion

- **Park Improvement Committee**
 - Brad still needs to follow up with NW Playground on the status of finishing the park equipment so that we can make final payment
 - Brad researched a bouncy house for Party in the Park, from Super Jump Rental – same thing available that we had rented before at a previous Party in the Park
 - During the meeting we reviewed the rental options from Super Jump Rental, all around same price so picked out the Castle option with outdoor slide
 - Discussed how many people we expect, probably 50 – 75, we do plan to send out the Mailer still; plan for 70 people, likely under \$200 for food
 - Eve to run with getting the food purchased and ready, Brad (Treasurer) will reimburse for expenses
 - Burgers, brats, chips and soda and Costco cookies
 - Also planning to do some pizzas!
 - Try to send out mailer 7-10 days before the Party in the Park
 - Post on the Facebook group as an event sooner so people know its coming up
 - Brad and Joel have a couple Ponderosa signs, evaluate how many we have so we can get them setup ahead of time so people remember the event is coming up
 - Party in the Park starts at 11am, setup around 10am
 - Another cleanup day scheduled to be June 25th at 9am; discussed and moved to July 9th so that it's closer to the Party in the Park – to remove the old basketball hoop
- **New business**
 - There is a resident on 104th St E who is moving out of the neighborhood and currently paying for one of the street lights – discussion around absorbing the cost into the other street lights we currently pay for. Motion made to add this street light to our bill to keep it installed, motion was approved
 - The address on the DocuSign for handling this was listed as a Tacoma address so Joel to follow up to get the address corrected before signing the paperwork

- Joel to re-up our domain address for our website for another year, done annually
- Joel reached out to an attorney that another HOA uses to assess how much it would cost for their services to handle liens in our neighborhood. Hourly rate is \$275, increments in 1/10th hours. This would include the mailing of the letters and if no response then we could file the lien. About 1 hour to draft the lien and file (~\$489 total for a lien including time, drafting, postage, etc.)
 - There is interest in using these services to see how the process goes and if it works well
 - We could send the first letter ourselves and then have the attorney taking it from there, since we have sent the first letter to most homes already
 - Maybe pick the top 5 or 10 largest outstanding amounts owed and tackle those?
 - Can't go back over six years of what is owed, so it would cost us close to \$500 for this process and back payment for only 6 years would be close to \$600
 - It cost ~\$180 per letter to be sent out by the attorney. We could start with those, but the HOA has sent out many letters ourselves with no luck
 - If we look at the top 5 largest amounts owed, can we look at their tax history to see if they are up on their taxes—then they may be more likely to pay up on their dues and the legal fees.
 - Discussion around if we want to proceed with this, let's start with one
 - This will continue to be discussed at future meetings, Joel to share documents with the HOA board from the lawyer he spoke with – maybe try to meet with the lawyer and have him talk us through it all
- Someone on 108th St E who is staying at a residence (not the homeowner) consistently playing loud music at all hours of the day and night. Residents are encouraged to call in nuisance complaints when they hear/see this. There was police presence there earlier in the week of June 20th for a domestic violence call and for the noise complaints. Try to also submit to code enforcement though results are very slow from that process. The HOA will send a certified letter to the homeowner. This address is current on their HOA dues. Calling law enforcement is one of the best solutions to keep them coming out to the property and addressing the issues.

8:32 p.m.: Meeting adjourned.

Next Meeting: Monday, September 19th, 2022 at 7pm on Zoom (no July or August meeting)