

## HOA Meeting Minutes

May 15, 2023

**Attendance:** Joel Taylor, Brad Doll, Eric Brooks, Eve Austin, Leslie Hogue, Chelsie Perez, and 2 others

7:00 p.m. Meeting called to order

- Flag Salute
- Reviewed and discussed April 17, 2023 meeting notes which were read then approved
- Treasurer's report: Brad explained PGE bill was paid twice (auto withdrawal) will be credited to May's account. April 2023 Treasurer's Report was read and approved.

### General Discussion

- **Old Business**
  - Letter for lawyer was discussed; items addressed were attorney fees – retainer or hourly rate. Attorney to be obtained to address several ongoing CCR issues;
    - Will there be a threshold for back dues before any legal action is taken
      - 1 property an overdue payment of \$4,000
      - 4 properties with back dues of \$2,000
      - Several properties are in arrears of \$1,000+
    - Criteria to be established for a process moving forward for unpaid dues, i.e. letter, liens, late fees, judgments, escalation fees and fines
  - CCR code enforcement discussion
    - Properties on 206XX 107<sup>th</sup> Street E. and 209XX 106<sup>th</sup> St. E. were discussed
    - Pierce County Code Enforcement has many complaints on the record for the 2 properties.
  - Joel to reach out to the attorney to set up a meeting with the HOA Board to address the above issues. Monday, May 22<sup>nd</sup> or Thursday May 25<sup>th</sup> – 6:00 p.m./7:00 p.m.
- **Park Committee**
  - Brad thanked all for showing up on Park cleanup day
  - Amazing Landscape was hired to clean up the NE corner of the park to increase safety
  - Party in the Park is scheduled for August 19<sup>th</sup>. Bouncy house to be ordered and burgers to be served
- **New Business**
  - Chelsie Perez was nominated and confirmed for the one year term on the HOA Board of Directors

8:10 Meeting adjourned

**Next Meeting** - June 19, 2023 at 7:00 p.m. on Zoom

