

Red Hawk HOA

Annual Meeting Minutes

October 15, 2015

I. Call to order

Russ Oberg called to order the annual meeting of the Red Hawk HOA at 7:06pm on October 15, 2015 at Parkridge Chapel Church.

II. Roll call

The following board members were present: Russ Oberg (President), Bonnie Larsen (Vice-President), Tom Sanderson (Secretary), Jill O’Cain (Treasurer). Milt Whittaker (Member-At-Large) was unable to attend the meeting. Eight lots signed in via a lot list provided by the Secretary and two proxy forms were provided, for a total of ten lots represented.

III. Proof of Notice of Meeting

Notice of the annual meeting with the date, time, and location was mailed to all homeowners as part of the last HOA newsletter. A reminder sign was posted at the main intersection of the development on the day of the meeting.

IV. Reading of Minutes of Last Annual Meeting

Hard copies of the minutes from the last meeting were distributed to all attendees.

V. Report of Officers

- a) President: Russ Oberg will step down as HOA president. If re-elected he will stay on the board and support ongoing maintenance activities.
- b) Vice-President: Nothing to report
- c) Secretary: Nothing to report
- d) Treasurer: Jill provided hard copies of the proposed 2016 budget to all attendees. The HOA expenses exceeded income in 2015, resulting in a lower-than-desired cash reserve. A homeowner asked how this reserve compares to our history and requirements; due to higher than planned spending on tree replacement, the reserve is much lower than historical levels and below what the board would like for contingencies. Dues will be raised slightly, and tree replacements slowed, to rebuild the reserve in 2016. We expect to have sufficient funds for 2015 and 2016 to cover known obligations. A homeowner asked why we receive money from Ravenswood HOA; the Vice-President

clarified that these are not dues but their share of maintenance of the front entry (landscaping, sprinkler repair, etc.).

VI. Committee Reports

- a) ACC: Tom noted that most of the original roofs remaining in the neighborhood are coming due for replacement, and most houses are into their second paint cycle. As a result, the majority of ACC activity over the summer was for reroofs and repaints. Tom noted that the only ACC request that required considerable deliberation was relocation of a fenceline; Tom noted for all attendees that moving a fenceline triggers additional considerations with respect to ACC approvals.
- b) Maintenance: A homeowner asked how to address homes that are not being properly maintained, including possible rentals. The HOA allows rentals but has limited visibility of which homes are rented. The board is currently aware of 8 lots with mailing addresses different than the lot; this does not necessarily mean that the home is rented but it is an indicator. The attendees discussed several specific examples of homes needing maintenance and the board noted that all these properties have known issues, letters are being sent when necessary, and the HOA is performing maintenance on the homeowners' behalf when required. Current cash reserves do not support legal action this year but the board intends to take action in 2016 on the most egregious lots.
- c) Social: The only activity this year was the annual garage sale. Bonnie would still like to do a picnic if we can get enough volunteers; Andrew Ehli volunteers to support the social committee.
- d) Technology: the website and email lists are up to date and maintained by Grant Goodall. Tom noted that the ACC is now routing approvals electronically and this seems to be faster and well received.
- e) Lawn: Mike Serra could not attend the meeting. He has sprayed weed-killer through the whole development as necessary and continues to monitor lawn maintenance in the neighborhood.

VII. Old Business

- a) Traffic/Speeding: Russ noted that a speed monitor was put up temporarily by the county but did not seem to make a significant difference. The board requested a stop sign from the county but the county did not believe it was justified. Speeding down 204th continues to be a significant issue; the board will explore options to put in a speed bump. A homeowner also asked if it was possible to have at least one of the hills sanded in the winter; the board is not

sure how much influence we have with the county but will contact them to ask. Bonnie noted that the 2014 annual minutes include most relevant county phone numbers.

- b) Vandalism/Theft: Russ discussed some prior theft events, most related to cars/garages. Continued homeowner vigilance is the best mitigation. Robert Olson maintains the crimewatch list. The board will provide this information again in a future newsletter (it was previously mailed in the 2nd 2015 newsletter).

VIII. New Business

- a) Vehicle parking: A homeowner asked what the board policy is regarding parking of normal vehicles (not RVs, etc.) on the street. The HOA has tried to enforce parking restrictions on the street in the past but there is no legal basis for enforcement unless they violate Snohomish County law.
- b) Open board positions: Russ requested nominations for anyone interested in running for any of the three (3) open board positions. Existing board members Russ Oberg, Bonnie Larsen, and Milt Whittaker had previously been nominated and were on the ballot. There were no additional nominations from the floor. Ballots were completed & collected. Russ, Bonnie, and Milt received 8 votes each and have been elected to the board for a 2 year term.
- c) Communication & Transparency: A homeowner expressed frustration that there is limited communication from the board and requested that the board consider using email to distribute minutes, solicit volunteers and board candidates, and improve participation. The board agreed to implement email distribution of HOA materials to the extent allowed by the bylaws, to post the board meeting minutes online, and to develop an email distribution list for the HOA. A homeowner proposed that the board adopt email voting; the board agreed to review how to make this happen at the next board meeting. The current CC&Rs were reviewed; they currently only allow voting in person at a meeting or by mail.
- d) 2016 Dues Increase: Dues will go up in 2016, primarily to address increasing maintenance cost (trees, irrigation, drainage ponds). Irrigation repair costs are increasing due to the age of the system; this has also lead to increased water bills due to leaks. Two lots have not paid 2015 dues; this continues to be pursued by the board.
- e) Trees: A homeowner asked about two trees that they particularly like and do not want to see replaced; they are not currently doing any root damage. The

board noted that they are replacing trees in the order that the trees are doing the most damage so, provided these trees are not doing damage, the board has no intention to replace them. A homeowner asked about the costs of tree replacement (~\$1000 per tree) and whether we could get a better price. The replacement was competitively bid 3 years ago. Grant will discuss some new potential options with Russ to get a quote.

- f) Fireworks: A homeowner asked if it was possible to ban fireworks in the development. The board will put a request in the next newsletter to use common sense & restraint. The board was not sure what avenues are available via the bylaws or CC&Rs but will investigate what options are available; if feasible, it will be put to a future HOA vote.

IX. Adjournment

Russ Oberg adjourned the meeting at 8:12pm.

Minutes submitted by: Tom Sanderson, Secretary

Minutes approved by: [Name]