

Red Hawk HOA – Board Meeting Minutes

February 2, 2017

7:00 PM Host: Jill O’Cain

Board Members;

Mr. Tom Sanderson	President
Ms. Bonnie Larsen	Vice President
Vacant	Secretary
Ms. Jill O’Cain	Treasurer
Mr. Russ Oberg	Member at Large

Four board members were present: Tom Sanderson, Bonnie Larsen, Jill O’Cain, Russ Oberg
One committee member was present: Kerri Burke (ACC). Grant Goodall (Webmaster) could not attend but provided a report in advance of the meeting.

The minutes from the prior meeting were reviewed and approved without changes.

Board Reports:

President: no items not already on the agenda

Vice-President: no items not already on the agenda

Secretary: position is currently vacant, President took the minutes

Treasurer: The end-of-year balance was \$7593 (compared to the forecast \$8000). As of generation of the treasurer’s report, 22 lots had outstanding 2017 dues. 9 payments were received the day of the meeting, leaving 13 lots overdue. The board agreed to wait until the 15th to begin mailing delinquency notices to allow any late mail to arrive. The treasurer noted that the pre-populated dues forms were extremely helpful to efficiency processing of the payments and the board agreed to continue this practice next year. The treasurer also noted that the HOA PO Box is closed effective the end-of-January and the dues form with the new address should be posted to the website.

Member-at-Large: One owner is conducting a front yard renovation project without an ACC approval. Russ agreed to work with the owner to document the planned work onto an ACC form for approval.

Committee Reports:

Social: The social committee was not present at this meeting. Prior to the meeting, Andrew had requested the board consider dates for the BBQ and Garage Sale (see new business).

Maintenance: The cost of replacement trees has gone up significantly since last year. On the recommendation of our landscape contractor, Russ will contact the nursery directly to discuss viable alternatives. The missing arbor vitae at the front entrance monument will be replaced in spring (May) when the growing season is appropriate. A bid was obtained for trimming the trees near the power lines on Maltby (this is an HOA responsibility for those trees on our property); the trimming will be performed in the summer.

ACC: Limited activity – approved one new roof after a discussion with the owner as to approved roof colors. Tom agreed to send the current lot list in PDF format to the entire ACC for reference.

Webmaster: The webmaster provided a written report ahead of the meeting covering progress on light pole replacement and options to address speeding on 204th. Light pole replacement is expected to resume within 3 weeks. See New Business for the speeding topic.

Old Business:

- Following up on an action item from the last meeting, the board confirmed that detailed invoices from Par Four show that we pay ~\$4000/year to maintain the irrigation system; this is approximately 20% the cost of replacement therefore the board unanimously agreed to continue maintaining the existing system, noting that many components have already been replaced as part of ongoing maintenance.
- As of the meeting, Tom had not released the homeowners survey to assess options to move the day-of-week of the annual meeting. This item remains open.
- The board reviewed a proposed draft amendment to the Bylaws to allow the use of electronic communication for certain board communications. The draft text is appended to the end of these minutes. The board agreed on the wording of the draft; Jill agreed to confirm with the HOA attorney if any additional steps are required prior to presenting the amendment to the owners for consideration.
- The board has not yet found a person to take over the vacant board seat. Bonnie contacted multiple owners but none expressed sufficient interest. Jill agreed to contact those owners she believes may be interested and report back at the next meeting.
- The potential ACC non-compliance with potted lilacs vs. planted trees as part of a fence renovation was not discussed with the owner due to extenuating personal circumstances; Tom will address with the homeowner at the next available opportunity.

New Business:

- There have been numerous instances of speeding on 204th St SE and failure to properly yield at the intersection with 29th Ave. Grant had a lengthy discussion with Dale Vincent (SnoCo Road Maintenance Traffic Operations Manager, with the following options available:
 - Standard county policy is to not assign right-of-way to this type of intersection. However, the county will send a road engineer to observe the intersection within the next few months and report back. It is possible, though unlikely, they will take action based on that report.
 - The county will not install or pay for traffic calming devices at this intersection.
 - We can enroll in the Neighborhood Traffic Calming Program by securing signatures/support from 60% of the Redhawk and Ravenswood owners. This would generate a proposal from the county that we could vote on; all improvements would be at the HOA's expense.
 - Residents can submit complaints to the Snohomish Country Sherriff's office using their Traffic Complaint Form; if there is sufficient volume of complaints they may assign an officer to periodically monitor the intersection.
 - The HOA can provide reminders through whatever means we choose to encourage drivers to slow down and observe the appropriate right-of-way rules. We can provide Dale's contact information for residents to follow up with questions or concerns.

The board agreed to include a right-of-way and speeding notice in the next newsletter, and encourage residents to use the Traffic Complaint Form. The board did not believe getting 60% of owner signatures was viable or worth the effort given the uncertain expense.

- The board agreed to set all remaining dates for 2017 to aid planning:
 - Board meetings: May 4th (Bonnie's house), August 3rd (Russ's house), November 2nd (Tom's house), all at 7pm
 - Annual meeting: October 12th (19th as backup if venue is booked)
 - Garage Sale: June 2nd-3rd
 - BBQ: June 4th
- The board will publish the next Newsletter in April to capture the final state of dues, the speeding/traffic topics discussed previously, and the start of the spring repair/maintenance/ACC season. The newsletter will be distributed by email and through the Facebook group.
- Several of the mailboxes are beginning to look worn. The board believes that mailbox maintenance is an HOA responsibility but Russ will confirm and, if so, present options for repair/refurbishment.
- Some, but not all, homeowners have received referrals from an owner to join nextdoor.com, a neighborhood social networking site. This is not sponsored or endorsed by the board but is available as an additional resources for homeowners who wish to use it. Information will be included in the next newsletter.

The board agreed to hold the next meeting on Thursday, May 4th at Bonnie's house at 7pm

The meeting adjourned at 8:20pm.

DRAFT

PROPOSED AMENDMENT 2
TO THE BYLAWS OF THE REDHAWK COMMUNITY HOMEOWNERS' ASSOCIATION
a Washington Nonprofit Corporation

The following bylaws are amended to read:

1.3 Definition

The terms used in these Bylaws shall have the same meaning as in the Declaration, unless specifically indicated to the contrary.

The terms "written request", "written notice", "mailing", "mail", and any similar terms regarding communication between the owners, tenants, committees, and directors may refer to hard copy or electronic messages; delivered by physical or electronic means as applicable; as deemed appropriate to the situation by a majority of the board.

Prior version for reference:

1.3 Definition

The terms used in these Bylaws shall have the same meaning as in the Declaration, unless specifically indicated to the contrary.