

Redhawk Homeowners' Association

July 18, 2023 Board Meeting Minutes

President Geoff Swan called the meeting to order at 7:00 PM.

Attendees: President Geoff Swan, Treasurer Tom Moore, Member-at-Large Sage Moon, Secretary Carri Paterson and ACC Member Bonnie Larsen

Per President Geoff Swan's Agenda the following topics were discussed:

1. Treasurer Report:

- Comparison of 2nd half 2022 expense to projected 2nd half 2023 expenses:
 - \$ 890 in the good for landscaping
 - \$ 735 in the good for utilities
 - \$17,650 in the good for special projects
 - \$ 300 in the good for legal
- About \$16k to work with (\$19k - \$2.8k due for tree clean-up @ Entrance)

2. ACC Report:

- Nothing major to report.
- Follow-up to April 24, 2023 letters sent to homeowners regarding waste cans. The ACC articles in Redhawk newsletters remind homeowners that all waste containers are supposed to be stored out of sight from the street and neighbors. At the last Board meeting, the Board agreed that repeat offenders are a problem. The ACC requested and Board agreed that the Board (not the ACC) would be responsible for enforcement of repeat offences.
- Lot 24 has not yet conformed to putting cans out of sight.
- The board discussed the process of notifying offenders (including the updated notification form) and post process to Redhawk's website so all homeowners are aware. Board had conversations of consequences for offenders and repeat offenders.

3. General Items:

- Draft Rules & Regulations revisions: Email sent to all homeowners May 11 requesting that anyone interested in assessing potential changes that may be needed to the 2006 R&Rs and participating in drafting revisions contact a Board member. One resident responded who provided 4 pages of comments/suggestions. Need to send this homeowner President Geoff's draft comments and set up a joint meeting to go over making R&Rs revisions.
- Garage Sale: Lots of participation from Redhawk & Ravenswood, but not Chestnut Trails.

4. Maintenance Report:

- The board agreed the cleaning up of entrances looks much better since removal or trimming of Arborvitae was complete and thanked Geoff who cut back shrubs so east sign coming from Chestnut Trails was more visible.
- The board took a vote on where money should be spent: 1) New Signs or 2) Repair monuments only in 2023 so money can be devoted to a full assessment of our irrigation system in common areas. The majority voted for 2 as the irrigation system has continued to give problems especially along Maltby.
- Maltby Road Entrance Sign:
 - Tony at Mr. Handyman is confident he can repair signs and monuments for an estimated \$8,000.
 - Seattle Sign Company responded they would not do repairs.
 - McNamara Signs response was that potential repair could be possible, but a site survey (with a \$150 cost) would need to be done before they would give a final opinion.
 - Orca Sign Company recommended a complete demo and redo. This would cost \$15,000 per sign. Cost of demo and removal of existing signs not included.
 - Pacific Coast Memorials makes Granite Signs \$6k-\$7k each and suggested the sign could be 2-sided (Not triangular shaped as we have now) and any brick or rock work would be additional costs.
 - NW Sign & Design would be for the dismantlement of olds signs, construct 2 new entrance signs, repair damaged stone work on monuments & fabricate and install new metal caps for 3 monuments for \$18,000.
 - Possible meeting with Puget Sound Signs for another opinion.
- Sprinkler system:
 - Contact Robert at Sprinkler Specialist.
 - Contact John Allen at JNA Services
- Lawn and Landscaping R&Rs:
 - Landscape & Yard Maintenance. Many homeowners have been correcting deficiencies noted in Redhawk R&Rs Lawn & Landscaping standards.
 - Draft standards chart for R&R Non-Compliance has been completed for Sections 2.1, 2.2 & 2.4 Vehicles, Parking, Storage & Vehicle Repairs; Section 3. Architectural Appearance; & Section 5. Need to finalize and add resident address.
 - Finalize Non-Compliance Process document including consequences for continued non-compliance. After Board approves both documents, send R&R standards Non-Compliance chart and Process document to all Redhawk Lot owners.
 - Lot #50 landscaping: discussed ideas for required homeowner action for removal of broken sections of plastic edging and weeds, possible soil addition, maybe place sod or add a few shrubs.
- Addition of “No Parking signs” to north side of 202nd St SE (mailbox side of road) has not been completed by Snohomish County. Carri to follow up next week.

5. Webmaster Report:

Needed to update board email address so that emails go to current board members.
Bonnie was able to assist with this so Sage now has that fixed

6. Fall Newsletter:

- Include household hazardous waste drop off info.
- Inform homeowners of upcoming Board & ACC vacancies.

Next Meeting: Will be Annual Membership Meeting, proposed date of October 19th if Park Ridge Church is available.