

Redhawk Homeowners' Association

October 19, 2023 Annual Meeting Minutes

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

A. **Roll call** – Officers attending: president Geoff Swan, treasurer Tom Moore, secretary Carri Paterson & member-at-large Sage Moon. Vice-president Kim Zrust resigned as she has moved from Redhawk. Approximately 20 Lots were represented at the Annual Meeting. Geoff thanked all for coming.

ACC Members in Attendance: Bonnie Larsen & Heather Danz; newest member Debra Roeschley was not in attendance due to prior commitment.

B. **Proof of notice of meeting** – President Geoff Swan mailed out the HOA's Annual Membership Meeting Notice September 15, 2023, and hand delivered printed copies of that Notice and the 2023 Board of Directors ballot to all homeowners on October 4.

C. **Reading of 2022 Annual Meeting Minutes** – Minutes were approved and sent out to all Redhawk homeowners prior to the annual meeting. All present waived the reading of the 2022 Annual Meeting Minutes.

D. Reports of Officers

President – Geoff Swan. Overview of 2023 activities will be discussed under Maintenance Committee Report.

Vice President – Position is vacant; no report given. Kim Zrust elected in 2022 resigned because of her move out of Redhawk.

Treasurer – Tom Moore. Status of HOA funds as of September 30, 2023 is healthy: Redhawk Savings Account balance is \$30,526 and Checking Account balance is \$29,414 after paying 50% of the Irrigation System "10-Year Service" and 50% of the entrance sign monument repair cost. Our planned \$44,970 HOA 2023 budget is still in good shape, despite 2 major irrigation system leaks and repairs. There is no proposed HOA dues increase for 2023. Lot #18 still owes 2021, 2022 & 2023 HOA annual dues plus accrued interest. The homeowner has been warned if the outstanding balance including interest is not paid in full by November 1, 2023, a lien will be attached to his property. A reasonable cost Arborist has been found as well as a new Sprinkler Maintenance provider.

Secretary – Carri Paterson present but had no comments.

Member at Large & Current Webmaster – Sage Moon present but had no comments.

E. Redhawk HOA Rules & Regulations (R&Rs) Non-Compliance Process

At the request of the ACC, the Board has assumed responsibility for ensuring homeowners comply with the Redhawk R&Rs. A Non-Compliance Process document was prepared establishing the context, process and consequences for continued non-compliance with the Rules & Regulations. A simplified chart was also prepared showing observed deficiencies and corrective action(s) required to comply with the critical sections of the R&Rs related to Vehicles & Parking, Architectural Appearance and Landscape & Yard Maintenance (Waste Management cans, etc.). The purpose is to help preserve the visual appearance of Redhawk as an attractive and gracious community where all residents take pride in the property. The Board is committed to applying Redhawk HOA R&Rs equitably and consistently in our community. Copies of these documents have been sent to all homeowners; copies were made available at the meeting.

F. Committee Reports

1. Architectural Control Committee - The ACC includes Bonnie Larsen & Heather Danz. Kim Zrust resigned; Heather will remain on the ACC (Thank you Heather). Bonnie Larsen found a 3rd committee member, Debra Roeschley (but she was not in attendance due to prior commitment). The ACC members are dedicated to keeping our community looking nice so that house values remain strong. Bonnie Larsen reminded members that a PRF needs to be filled out for exterior home improvements prior to work being started (copies were available at the meeting and are always available on the Redhawk website). Bonnie gave examples of what the forms should be used for: tree removal, painting of homes, fences and landscaping changes. Bonnie stated that Kim Zrust provided her with the box that contains all past forms for each lot.
2. Social Committee - Bonnie Larsen is Social Committee chair. 2023 Garage Sale: Several Redhawk participants this year. We plan to continue the annual garage sale in 2024. 2023 Picnic was cancelled due to poor attendance in 2022 and will most likely not change. Bonnie suggested other ideas if residences are interested would be Holiday Caroling or maybe a Car Show.
3. Community Food Drive - In November, Sage Moon will coordinate another Red Hawk community food drive. Food will be donated to the North Creek and Sky View food pantries for people in the community who are experiencing food insecurity. Look for more information soon! Thank you!
4. Maintenance Committee - Chairman Geoff Swan discussed work completed:
 - **Entrance sign monuments at Maltby Road** - A contract to repair the damaged Maltby Road entrance sign monuments only has been issued to NW Signs & Design, with work to start this fall. The repair cost will be \$ 6,076.62.
 - **Irrigation system** - Many tree roots have interfered with pop-up valves; this year we had several new breaks at PVC pipe joints about 3 feet below grade; temporary repairs were successful but expensive. 2 leaks resulted in \$940 in

water bills, requiring early shutoff of the irrigation system. Tom Moore & Geoff Swan met with John Allen of JNA Services to discuss system options: Replacement will be difficult and very expensive given mature trees and the need to reestablish some main lines. John estimated cost would be \$40,000 or more. Geoff subsequently discussed the Redhawk system with Robert Bennett of Sprinkler Specialists, who is very familiar with our system having worked on it for 3 years. He said total replacement is not necessary. He recommended instead Redhawk do a "10-Year Service" to check the entire system, repair broken lines, dig out valves currently blocked by tree roots, replace defective valves and update the electrical system that controls our irrigation system. The 29 current zones will be retained since all are needed to ensure balanced water pressure for the Redhawk system. Cost estimated at \$3,500 plus tax. A contract for a "10-Year Service" was issued to Sprinkler Specialists with 50% down payment on 9/27/2023. Substantial work has already been completed.

- **Overgrown hedges at North Entrance on 29th Avenue SE & at Maltby Road entrance** - The seriously overgrown Arborvitae hedge along the north property line of Redhawk Lots #20 & #23 was removed on both sides of the road in mid-July and stumps were ground, restoring the visual integrity of the Redhawk north entrance. Arborvitae hedges on both sides of the main Maltby Road entrance were trimmed. Total price for all work was \$2,841.80. Results great!
- **Landscape Maintenance Services** - Work completed this year by Par Four Landscape Services has not been acceptable; Par Four owner Jon Duran was injured (not in Redhawk) and had difficult time securing reliable help.
- **Redhawk sidewalks** - On May 24 Snohomish County Road Maintenance and Engineering Services staff marked damaged sections of Redhawk sidewalks and curbs (from tree roots, etc.). Per SnoCo email update October 17, *"This project is still in the preliminary stages. The County is devising a plan to address the sidewalk deficiencies: some locations will be replaced; others will require diamond grinding. No estimate has been sought yet from the contractor. Funding and timing have not yet been resolved. SnoCo Road Maintenance is available to complete a temporary repair if there is an emergency safety need."* The 6 concrete pads where original Redhawk mailboxes had been located, mounted on heavy wood posts, will also be removed and ground resodded as part of this project, long desired by the Board.
- **TreeGator drip watering bags** purchased in 2022 by HOA were reused successfully again in 2023 to help protect young trees during hot summer weather. Thanks to residents for keeping them filled! Bags were collected (Thanks Geoff!) and will be stored (again, thank you Geoff!) over winter and reused in 2024 as needed.
- **Flowering dogwood trees** - 2 one-year old Dogwoods that died from bark damage at their base and 1 from being hit by a vehicle will be replaced at HOA expense in 2024; 2 other young dogwoods died due to lack of homeowner watering; those homeowners will be billed \$450 each for replacement in 2024, concurrently with their 2024 Annual HOA Dues Notice.
- **Drainage Vault under the playground basketball court** was cleaned at no cost to Redhawk by Snohomish County: Removed roots growing near northeast vault access; sealed cracks to prevent future root intrusion and removed debris near south vault access and inside vault.

- **Backflow Prevention testing** - Affordable Washington Backflow completed the annual backflow prevention testing of our 2 Redhawk irrigation systems in mid-April at a cost of \$100; both systems passed.
- **New “No Parking” signs** - Following a traffic safety evaluation by Snohomish County, 5 new “No Parking” signs were installed on the north (mailbox) side of 202nd St SE to ensure safe emergency vehicle access at all times. Thank you to the homeowners and renters who are now parking in driveways, on 29th Ave SE or along the south side of 202nd St SE. Thank you Carri for coordinating project!

G. Election of Directors

1 Director position is open this year, due to resignation of vice-president Kim Zrust who moved out of Redhawk. One Redhawk resident agreed to run for the Board vacancy at the time the written ballots were distributed October 4 - John Villasenor. He was recommended by the existing Board members. All ballots present at the meeting were counted and John Villasenor was unanimously voted in as the newest board member (Thank you John Villasenor!). In accordance with the Bylaws, officer positions on the new Board will be determined at the HOA's Transitional Board Meeting planned to be held the week of November 6-10, 2023.

H. Unfinished Business

- Update the Scope of Services for Redhawk Landscape Management - This fall we will update the Scope of Services to separate irrigation & sprinkler system maintenance apart from landscaping services (mowing, trimming & weeding). In doing so, it what will be clarified is the level and regularity of maintenance needed at the Maltby Road Redhawk entrance (remove weeds, prune shrubs, etc.) and add cleaning of the access road to the detention ponds per SnoCo requirements (trim grass, remove moss, cut back blackberries) and include removing vegetation intruding into the Playground through fencing plus the removal of weeds from the Tot Lot. Bonnie Larsen requested that we ask for additional maintenance down the hill from the main entrance along the inside of the sidewalk to clear overgrowth as was done in prior years. The topic of getting sanding done at the exit side of the main entrance on snow days was discussed, but nothing was solidified as this would have to be hired out.
- Level II Health & Social Service Facility at 2501 Maltby Road - Per a response October 5 from Sarah Steepy, Senior Planner at Snohomish County Planning and Development Services, *“This project is still under the first review cycle. Once review of the application has concluded, a review package will be sent to the applicant with all comments and markups so that they may revise and resubmit for further review.”*
- Native Growth Protection Area - 2 hazard trees have been reported behind Lots #111 and #110; both trees will be removed this fall with wood remaining in the adjacent Native Growth Area.
- Update homeowner email list - A strong request was made to continue sending in homeowners email, address and phone number updates to the Redhawk Treasurer or another Board member through board@redhawkhoa.net. The Board would also like the name(s), email and cell phone numbers of renters (tenants). These are critical so the Board can share vital Redhawk information

including Newsletters to all community residents. Homeowner and tenant email address and phone numbers will be used only for official HOA purposes; they are not given to or shared with anyone else or any business. Thank you Webmaster Sage Moon for updating email, address and phone numbers as required following several sales and rental tenant changes!

I. New business

- Entrance signs at Maltby Road – The Board intends to contract replacement of the 2 damaged Maltby Road entrance signs during spring 2024. NW Signs & Design has given the Board a bid of \$11,573.87 for this work. No commitment has been made yet to NW Signs & Design or any other company. To guide the future entrance sign design process, Geoff Swan drew up 6 possible sign options based on typical residential community entrance signs in the United States displayed online. A change: instead of a 2-word “Red Hawk” name, all use the legal 1-word “Redhawk” name. The Board asked for those present for input about these 6 entrance sign options. The possibility of adding a hawk image to our new entrance signs was proposed.
- Tot Lot wood chips - 20 CY wood chips need to be added to the Tot Lot again; Bark King quoted price for 20CY @ \$81.25 = \$1,625 plus tax (about \$1,781 – with Ravenswood sharing about \$677). Ravenswood has requested the work be done in the spring since few children use the Tot Lot in winter.
- Playground improvements – Our playground sits atop a concrete drainage vault, with an asphalt surface. The 27-year old surface is not level, and has tree roots growing up and breaking through the asphalt in several areas.
Basketball backboard & net – Homeowner Bill Pierce and his children compiled information about replacing the damaged basketball backboard in the asphalt playground adjoining our Tot Lot. Bill received a quote from Dustin Deer of Northwest Playground Equipment (sales@nwplayground.com, 425-313-9161) for a heavy-duty 39” x 54” official size, 12 gauge skin steel, fan-shaped backboard from Bison Inc. It would have a 5” x 5” hole pattern with standard 20” x 35” fan-type backboard mounting holes, white powder coated finish, a heavy-duty mounting support structure and official orange border and shooter's square. It has a 10-year limited warranty. The quote was \$2,021.22 including additional mounting hardware. Installation would be an additional \$1,500. The Board thinks this would be a positive improvement for the playground. Ravenswood agrees and would share 38% of the total cost, though they suggest the cost is overly high. If replaced, further decisions need to be made whether the new backboard should remain where it is or be moved to the East end of the playground, this will depend on whether the underground concrete vault would be affected.
- Pickleball court – This a growing sport with simple rules and is accessible for players of all ages and skill levels. Court dimensions are 20 x 44 feet. Including room on the sides and ends for playing a ball off court, the recommended playing area is 34 by 64 feet. Surface can be concrete or asphalt with a textured acrylic coating. Essential equipment includes a court, pickleball net, paddles and a ball. The available space at the Tot Lot playground is about 60-feet 3-inches X 41-feet 3-inches, so there would be adequate space for both a new, relocated heavy-duty basketball backboard and hoop and an official size

pickleball court. Many concerns remain to be addressed, e.g. noise, upkeep, maintenance, security, etc... Where would the net be stored or would residents have to bring their own net? Would the asphalt playground surface need to be leveled/resurfaced (Ground Effect Asphalt quoted \$8,785)? The current surface is not in great shape. This project would have to be fully vetted with not only initial costs but also projected annual maintenance costs. Noise and increased activity level would be factors affecting the neighbors in both Red Hawk and Ravenswood who live right next to the Tot Lot. At this time, it is agreed that this could only be done if neighboring homeowners are on board.

- Issue a new Landscaping Management services contract – Our goal is to secure higher quality landscape maintenance services for our common spaces. The board will be soliciting bids from multiple companies, including the Yard Butlers, currently doing good work for Ravenswood. Perhaps a joint contract with Ravenswood could achieve a better annual price for both communities.
- Update the Redhawk Rules & Regulations (R&Rs) – An email was sent May 11 to homeowners requesting volunteers to help update R&Rs last updated November 1, 2006. John Villasenor responded, providing 4 pages of comments & suggestions. Our Board president has also compiled comments and suggested edits. Since then Lynn Arnold has expressed an interest in participating (no suggestions made yet). A mutually convenient joint meeting will be scheduled to initiate R&Rs revisions. This process is expected to take several meetings. Once a final draft is approved by the Board, it will be circulated to all Redhawk homeowners for review, any needed further edits and final approval. Perhaps we could use survey software such as SurveyMonkey to tally the community approvals/disapprovals.
- Reminder: Please help keep Redhawk Clean – Please help by picking up trash at Tot Lot, in front of your driveways and on streets.
- Open Discussion with Questions & Comments from meeting attendees –

1. Complaints were raised about homes noncompliant with the Rules & Regulations: the same LOTs of concern continue to be of concern. The Board agreed and will address those concerns consistent with the Redhawk HOA R&Rs Non-Compliance Process.

2. Properties that are rented are some of the worst offenders in terms of non-compliance with the R&Rs. It was reiterated that homeowners with tenants living in their homes – and not the tenants – are responsible for upkeep to R&R standards. If necessary, the landlord should hire a Landscape Maintenance Service to do the requisite work and charge tenants higher rent to cover those landscaping costs.

J. Meeting Adjourned at 8:10 PM – Thank You for attending!