

## Approved Minutes of the July 30 Redhawk HOA Board Meeting

Meeting called to order 7:06PM

**Board members present:** President Geoff Swan, Treasurer Tom Moore and Secretary Carri Paterson (Vice-president Sage Moon and Member-at-large John Villasenor unable to attend)

**ACC members present:** Chair Bonnie Larsen and Deb Roeschley

**April 23, 2024 Board Meeting minutes:** Approved by all Board members and sent out to all Redhawk residents 5/09/2024.

**Status of 2024 Budget: Treasurer Report** - The amount of interest earned 2/29 through 6/30/2024 from moving Redhawk HOA money from Bank of America savings to BECU savings account and a BECU CD account is \$957. Total amount earned for all of 2023 at Bank of America was only \$8.48 Total in both the Redhawk HOA checking and savings accounts and CD is just over \$81,160. Checking account balance currently is less than our projected remaining 2024 expenses, but money will be moved as needed without penalties from the BECU HOA money market account. Ravenswood owes Redhawk \$1,410.73 for their share of completed Tot Lot improvements.

### **Old Business**

**Non-payment of HOA dues** - Lot #18 homeowner paid annual HOA dues for 2024. HOA dues for 2021 (\$420), 2022 (\$450) & 2023 (\$450) plus 12% interest/year as stipulated in the CC&Rs and Bylaws, remains unpaid. Homeowner notified in writing on June 20 of the \$1,743.25 outstanding dues balance to be paid in full by August 1, 2024 to prevent a lien being placed on his property.

Lot #104 has not yet paid \$450 2024 homeowner dues. Owner did not receive mailed dues notices since HOA had incorrect address. Tenant did not forward hand delivered reminders. Homeowner has moved back into property and HOA now has correct contact information. The treasurer will contact owner for getting past due payment.

**Dead Flowering dogwood street trees** - Lot #104 has not yet paid the \$450 owed to HOA for a Flowering dogwood street tree that died due to lack of watering. Treasurer will contact owner to get the funds owed to HOA. Lot #105 has paid the \$450 owed to HOA for same problem.

**Entrance sign monuments** - Northwest Sign & Design's stonemason has replaced all damaged original stone facing with rustic new Eldorado Pioneer Mountain Ledge panels on the Maltby Road entrance sign pillars and planter bed exteriors. NW Sign & Design is working on the new rectangular entrance signs. Redhawk text will be one word in upper & lower case letters. A hawk will perch on top of the sign near the central sign pillar. New signs and new beveled aluminum monument pillar caps should be completed and installed in about 6 weeks. Redhawk will have a fresh new look for our sign monuments! Final color selections to be made July 31.

**Contract for landscape maintenance services** – The Yard Butlers began maintaining Redhawk common landscape areas mid-February 2024. Currently mowing and edging our Maltby Road entrance and common areas uphill along 204<sup>th</sup> St SE weekly. Recently they completed trimming of hedges at our Maltby Road entrance. Weeding of entrance area has not been done. Mowing of vegetation on inside of sidewalk south from our Maltby Road entrance remains a concern. Tot Lot wood chips need raking. We will request a competitive quote from Candy Landscaping next year with a clearer, defined scope of work.

**Playground improvements** – Bark King delivered 20 CY of Playground Wood Chips to the Redhawk Tot Lot. An invoice has been emailed to Ravenswood for payment of their \$724.77 share. Replacement of the basketball backboard and hoop was completed as a community project supervised by homeowner Bill Pierce and his oldest son Austin. Thank you for a job well done! An invoice has been emailed to Ravenswood for payment of their \$685.96 share. The pickleball court idea has been dropped due to projected noise impacts to neighbors and costs.

**Status of contract to replace damaged sections of Redhawk sidewalks** – Carri emailed Tom Moff, District 2 Operations Manager, SnoCo Public Works to determine if there has been any movement or updates on the sidewalk problem in the last 6 months. Tom Moff responded July 12, *“Our engineering group is still ironing out the details and acquiring a contract to complete this work. I was told in my last meeting that if things go well, it will be in the fall [2024].”*

**ACC report** – The ACC has approved 24 ACC forms so far in 2024. Mostly new siding, repainting house, fence repairs, major landscaping projects, etc. Deb may be able to help Bonnie record data in Excel sheet previously developed initially by Kim Zrust.

**Redhawk Rules & Regulations revisions** – If there are violations to existing R&Rs we should be asking homeowners to fix them via our regular process. The Board still needs to formalize who is to be responsible for identifying, recording and notifying homeowners of R&Rs violations. While many residents are willing to help make our community a better place to live in, others simply don’t seem to care one way or the other, and a few either want our R&Rs strictly enforced or would prefer we had none. Status report or R&Rs revisions unavailable since John Villasenor, the committee lead to update, simplify, reorganize, etc. the Redhawk R&Rs was unavailable. R&Rs revisions will include some reorganization and additions; nothing critical will be dropped. How strictly should the R&Rs should be enforced pending revision of R&Rs?

Results of June 14 Board observations of Redhawk front yards that are being maintained consistent with Redhawk yard landscape R&Rs standards:

- 57 homeowner Lots were fully maintained per Redhawk landscape R&Rs
- 105 of 112 lots had Waste Management cans stored out of view from the street
- 101 of 112 lots had recently mowed lawns
- 76 of 112 lots had properly edged lawns and planter beds
- 60 of 112 lots had weed free lawns and planter beds

Conclusion: We can do better on lawn edging and especially weeding. Board members will conduct another walk-through of Redhawk to check on improvements. Residents who have not had previous experience caring for a home landscape are encouraged to hire a landscape management firm to do the work for you.

**Waste Management cans not stored properly** - Geoff and Carri discussed 2 potential solutions to the recurring Waste Management can storage problem at Lot #24 with the homeowner. Because the side yard drops off sharply, building a level platform is not practical. Owner received 2 outrageously high bids to build 20LF of standard Redhawk fencing and is exploring another option.

### **New Business**

- **Potential legal action against Lot #18 homeowner** - On June 20, the Redhawk Board of Directors sent a letter to Attorney Robert P Williamson to the address we had on file for him. Our letter was returned as *“Not deliverable as addressed; unable to forward.”* Mr. Williamson has since been contacted by email. The purpose of the letter was to alert Attorney Williamson to a potential lien action against the homeowner of Redhawk Lot #18 for unpaid back dues for 2021, 2022 & 2023 plus interest owed to the HOA, along with costs owed for the April 2021 and June 2024 clean-ups of his front yard to meet Redhawk property standards. Owner has until August 1, 2024 to make full payment on his balance due to the Redhawk HOA (nearly \$12,000). If he does not respond, the HOA will have Attorney Williamson file a lien on his property in the full amount plus associated legal costs.
- **Traffic congestion caused by Canvas-Palette art school** - Redhawk residents on 27th Drive SE have reached out to the HOA Board of Directors to complain about congestion caused by the many cars dropping off and picking up children from the Canvas-Palette art school operating on Lot #39. Those cars are at times blocking access to homeowners driveways in the cul-de-sac. The residents have been asked to address this concern, perhaps by staggering the times when the children can be picked up. A reminder: Per Article XII Land Use Restrictions of the Redhawk CC&Rs, *“All Lots within the properties shall be used solely for private single-family residential purposes.”*
- **Fencing between 2 abutting lots** - Lot #104 has an upper fence at the edge of its back yard, and a lower fence that should be (but may not be) on its property line. The area between the 2 fences currently is “no man’s land” not maintained by anyone. Blackberries are growing aggressively in the “no man’s land” up and through the lower neighbor’s fence. This is unacceptable. Maintenance of that “no man’s land” needs to be addressed. The owner will be contacted.
- **Fencing may not be installed correctly on the property line** - The south property line fencing installed between Lot #103 & Lot #104, and the north property line of Lot #102 may not be installed on the designated property line. Geoff suggested to the owner of Lot #102 that he should have a surveyor check that fence line. The Board currently is not aware of fence line problems elsewhere in Redhawk.
- **Proposed student volunteer hours project** - If any Redhawk family junior or senior high school students need a community volunteer hours project, please contact a Board member. At the Redhawk Maltby Road entrance, we need to clean out weeds, spread Preen pellets to keep weeds down, spread a couple of yards of mulch and add some more round rocks to dress up both sides of 204<sup>th</sup> St SE.

- **Potential replacement candidates for the Board in October** – We need to recruit new candidates for the Redhawk HOA. Geoff and Tom’s 2-year terms are up this year. Sage and Carri won’t be running again, so we need at least 2 new candidates. The Board believes that all Redhawk homeowners should serve at least a term on the Board or ACC to help in our collective effort to build a vibrant, respectful community and everyone gets a better idea of the effort involved. Bonnie suggested that residents who have requested major project improvements should be solicited to stand for election in October. Please contact a Board member if you have an interest in serving on the HOA Board or ACC.
- **Status of SnoCo PUD Land Maintenance of the RoW** – Blackberries are growing on and through fencing of homeowners on Redhawk Lots #1-20. Carri called Bill Quinlan at (425) 344-2032. He reported the greenbelt mowing is out-sourced, not done in-house. The PUD signed a multi-year contract July 22. A verbal promise was made to complete mowing next year by July 4<sup>th</sup>. Mowing has been completed this year, but equipment cannot reach all the way to Redhawk fencing. The Board needs to clarify the party responsible for mowing the PUD RoW grass north of Redhawk along Maltby Road.
- **Phased replacement of the Purple Leaf Plum street trees in Redhawk** – 2 large branches broke off these trees this year. Board will contract with The Urban Arborist this fall to thin out the Plum trees and clean out the suckers growing into the canopy. Intent is to replace all these Plum trees in the future.
- **Tot Lot and detention pond bollard replacement** – The 4 heavy 8” X 8” wood bollards in the road access to the Tot Lot are rotting and will need to be replaced. The same is true for the 3 heavy 8” X 8” wood bollards on the detention pond access road. The Board will look into replacing these heavy bollards that sit about 31” above the road surface and perhaps 8” below grade. Geoff called Snohomish County Conservation & Natural Resources to ascertain if they or the HOA is responsible for replacement. The answer is, “*It is an HOA responsibility.*” When the Tot Lot wood bollards are replaced the cost should be shared with Ravenswood.

Meeting adjourned 8:08 PM