

Redhawk Homeowners' Association

October 25, 2024 Annual Meeting Minutes

Meeting called to order at 7:01 PM

Roll call – Officers attending: president Geoff Swan & member-at-large John Villasenor were present, treasurer Tom Moore was absent due to another commitment. Vice-president Sage Moon (not present) & secretary Carri Paterson (present) had previously resigned for personal reasons. Approximately 21 Lots were represented at the Annual Meeting and Tom Howard, Ravenswood HOA President, was present.

ACC Members in Attendance: Bonnie Larsen, Heather Danz & Debra Roeschley.

2023 Annual Meeting Minutes – Minutes were approved and sent out to all Redhawk homeowners November 9, 2023. All present waived the reading of the 2023 Annual Meeting Minutes.

Reports of Officers:

President – Geoff Swan stated that an overview of 2024 activities will be discussed under Maintenance Committee Report and he commented: For the past 3 years, Redhawk HOA dues have been \$450/year (\$37.50/month). Our HOA dues are low because the HOA is run by volunteer homeowners rather than an HOA management company. Many properties for sale in the Bothell/Mill Creek/Lynnwood area that hire out their HOA management pay 4-8X our HOA costs. A friend who lives in Edmonds pays \$635/month for her HOA dues, and they still have extra assessments! Past Redhawk Boards have considered and rejected contracting out HOA management, but it's important that all of us understand that to continue as a volunteer run HOA, homeowners need to be willing to serve on the Board.

Vice President – Position is vacant; no report given. Sage Moon elected in 2023 resigned for personal reasons.

Treasurer – Tom Moore was not present so Geoff summarized his 3rd Quarter Report. The Redhawk HOA Savings Account balance is \$64,698 and Checking Account balance is \$4,042 after paying for 2 major irrigation system leaks and repairs. With 3 months to go, the HOA's \$49,900 planned 2024 budget still shows a positive balance of \$8,430. The \$19k final check to NW Signs won't appear until the 4th Quarter, as will the Aug-Sept \$755 water bill. We incurred an unexpected 2nd major cleanup of the Lot #18 front yard to protect the interests of the other 29th Ave SE residents. Our legal expenses exceeded our planned legal budget due to the attorney fees associated with filing a Claim of lien on the home-owner of Lot #18. The Yard Butlers landscape maintenance services have cost significantly more than Par Four. The new Board will need to discuss whether or not an HOA dues increase is necessary for 2025.

A Claim of Lien form dated September 1, 2024 and associated documents including Debt Validation Notice were filed by the HOA's attorney Robert P. Williamson on Lot #18 (20019 29th Ave SE) for delinquent dues for 2021-2023 and for 2 instances of contracted cleanup of the front yard (April 2021 and June 2024) plus accrued 12% annual interest. Attorney's costs are also included. All documents were mailed to the

homeowner by Mr. Williamson both by regular mail and certified mail on September 3, 2024. Printed copies of these documents were taped to 4 prominent locations on the homeowner's property as well since typically this homeowner refuses to pick up mailed documents. Taking legal action against a Redhawk homeowner isn't something the Board of Directors wanted to do, but in this instance it was required. Failure to act would have been dereliction of the Board's duties to the Redhawk homeowners we represent, and specifically to his 29th Ave SE neighbors directly impacted by the situation at 20019 29th Ave SE. With this claim for monetary judgement including associated legal fees against the homeowner, the Redhawk HOA has a legal avenue to seek to garnish his bank account(s) and wages, if necessary, to pay his debts to the Redhawk HOA. Total owed is about \$17,000 including legal fees. HOA's attorney Robert P. Williamson will be retiring, so a new attorney will need to be found by the incoming Board.

Secretary – Position is vacant; no report given. Carri Paterson elected in 2023 resigned for personal reasons.

Member at Large John Villasenor presented an update on the Board's effort to update the Redhawk Rules & Regulations. The HOA Board had discussed updating the R&Rs, potentially the CC&Rs and even the Bylaws for some 4 years, but nothing really happened until year and a half ago. On May 11, 2023, a request was emailed to all community home-owners for volunteers to help update the November 1, 2006 R&Rs. Two homeowners volunteered. The original committee members were John Villasenor starting 6 months before he was elected to the Board, Lynn Arnold who had been a Board member in the past, and Geoff Swan. John was appointed committee chair. A draft was completed in September 2024 and reviewed by all HOA Board members. The DRAFT October 2024 R&Rs were sent out to Redhawk residents of record on September 17, 2024. Some comments have been received in the past week. The new Board will convene a larger committee to assess all homeowner comments, resolve contradictions and reduce the scope of the R&Rs. If you are interested in serving on this committee, please contact [John](#).

Webmaster – Sage Moon not present. The new Board needs to find a new Webmaster for Redhawk. It is the responsibility of homeowners to provide the Webmaster with any updates in email and/or cell phone contact numbers to ensure that all official Board communications will be received. The contact name(s), email and cell phone numbers of renters (tenants) are also critical so the Board can share vital Redhawk information including Newsletters to all community residents. Homeowner and tenant email address and phone numbers are used only for official HOA purposes; they are not given to or shared with anyone else or any business. It was suggested that perhaps a program could be set up through the Redhawk website or Facebook page for homeowners or tenants to be able to update lot contact information (not publicly accessible).

Redhawk HOA Rules & Regulations (R&Rs) Non-Compliance Process – At the request of the ACC, the 2024 Board assumed responsibility for ensuring homeowners comply with the Redhawk R&Rs. A new Non-Compliance Process document established the context, process and consequences for continued non-compliance with the R&Rs. A simplified chart shows observed deficiencies and corrective action(s) required to comply with the critical sections of the R&Rs. The purpose is to help preserve the positive visual appearance of our Redhawk community where all

residents take pride in the property. Home-owner and renter compliance with the Redhawk R&Rs has been inconsistent for the past few years. Copies of the 2-sided document were sent to all homeowners last year and were available at the Annual Meeting.

Committee Reports:

Architectural Control Committee – The ACC includes Bonnie Larsen, Heather Danz & Debra Roeschley. Heather will be leaving. The ACC approved well over 2 dozen Project Request Forms in 2024 mostly for new siding, house repainting, fence repairs, major landscaping projects. Bonnie Larsen reminded members that a PRF needs to be filled out for exterior home and landscaping improvements prior to work being started (copies were available at the meeting and are available on the Redhawk website redhawkhoa.net). Bonnie has the ACC record box of all past forms for each lot. Bonnie shared that the turn around from submitted to approval is typically done quickly and the ACC tries to communicate with the homeowners via text or email.

Social Committee – Bonnie Larsen is Social Committee chair. 2024 Garage Sale was held May 31-June 1: 3-4 Redhawk residences participated this year. The plan is to continue the annual garage sale on the weekend after Memorial Day 2025. There was no 2024 Picnic. If you have other ideas, please reach out to Bonnie. Homeowners noted that communication about social events is difficult as email lists are not up-to-date; they would benefit from a Newsletter either being distributed house to house or posted on mail box groups.

Community Food Drive – In November 2023 Sage Moon coordinate a 2nd Redhawk community food drive where the food was donated to the North Creek and Sky View food pantries for people in the community who are experiencing food insecurity. It's not sure if Sage can do this again for 2024. Is anyone else interested?

Maintenance Committee – Chair Geoff Swan discussed work completed this year:

Redhawk entrance signs at Maltby Road – The damaged Maltby Road entrance sign pillars and planter bed exterior surfaces stonework was replaced using rustic Eldorado Pioneer Mountain Ledge panels by Northwest Signs & Design of Monroe. Subsequently the 2 damaged entrance signs were demolished and new ones fabricated and installed by the same company. Total cost for the replacement stonework, and new signs including 4 hawk bird ornaments (2 spares) was about \$35,000. A dozen Redhawk residents complained the red color was too bright. Many Ravenswood residents also complained, so John Villasenor met with Tom Howard, Ravenswood HOA president, to listen to Ravenswood homeowners' concerns. Tom acknowledged that Redhawk is a separate neighborhood but asked our new Board to consider repainting the red background to a more neutral brown tone similar to the old sign. He said a resident in Ravenswood is in the sign business (Carri to find out the contact for this company for future signs) and was told it would take a handful of people to uninstall both signs and take them to Mukilteo Powder Coating. This option could be much more affordable than having NW Sign & Design do the work. Their estimated cost to demount our new entrance signs and monument caps, transport them back to the Monroe shop, take both signs apart, repaint the red color as directed, reassemble the 2 signs, transport them back to Redhawk and reinstall the signs and monument caps would be \$6,683. Paying for that without impacting the proposed 2025 Redhawk HOA

budget might require a \$60/homeowner special assessment or dipping into the HOA's savings account if the leftover 2024 budget isn't enough to cover the cost. The 2025 Board should find out if a majority of our 112 homeowners dislike the current red color sufficiently to pay for the change. Geoff noted that the Redfin website showed the Ravenswood home at 2418 201st St SE sold October 9 for an all-time record \$1,670,000 after the new Redhawk entrance signs were installed.

Landscape Maintenance Services – The Scope of Services was updated to separate irrigation & sprinkler system maintenance from landscaping services in Redhawk common spaces (mowing, trimming & weeding). The Irrigation system maintenance and repairs completed by Sprinkler Systems (Robert Bennett, cell: 425-345-8182) were professional; response time was quick and cost reasonable.

The Yard Butlers were selected to maintain the Redhawk common spaces and their work began mid-February 2024 with major cleanup of the detention pond road, Tot Lot & playground overhanging vegetation, and landscape of both the North and East Redhawk entrances. The Scope of Services clarified the standard and schedule of maintenance needed at the Maltby Road Redhawk entrance (remove weeds, prune shrubs, etc.), added cleaning of the access road to the detention ponds per SnoCo requirements (trim grass, remove moss, cut back blackberries), included removing blackberries and branches intruding through the Playground chain link fencing plus removing weeds from the Tot Lot. Also included was regular maintenance 1 mower width wide downhill along Maltby Road from the main entrance to the end of the sidewalk, to clear overgrowth. Maintenance uphill extends to the PUD ROW. Weeding at 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 have not been raked regularly under Tot swings. The standard of main-tenance services performed has not been acceptable, and cost has been significantly higher than Par Four charged. Carri Paterson verified that the Scope of Work given to The Yard Butlers covered work that should have been completed but was not. The new Board will seek a new landscape management service. Recommended: Canndy's Landscaping (contact: Candy Arellano, tel: 425-280-0660 and email: candyarellano85@gmail.com). Tom Howard stated Ravenswood had the same experience with Yard Butlers and so they now use Emmanuel landscaping Services (425) 268-6765 owned by Eric Moreno Jara.

Redhawk sidewalk repairs – On September 26, 2024 District 2 Operations Manager Tom Moff of the Snohomish County Road Maintenance and Engineering Services staff (Cell: 425-231-1213 and email: Thomas.Moff@co.snohomish.wa.us) reported *"I was just told that the contract for the sidewalk repairs in your neighborhood is nearly finished, and the plan is still to complete the work this year."* Public Works Super-visor Mike Randall will be taking the lead and answer any questions the HOA might have about this project. His contact information: Michael.Randall@co.snohomish.wa.us or cell: (425) 293-4059. The County will replace concrete in some locations; others will require diamond grinding. SnoCo Road Maintenance is available to complete a temporary repair in case of an emergency safety need. The 6 concrete pads where original Redhawk mailboxes were mounted on heavy wood posts, will also be removed and ground resodded as part of this project. Geoff pointing out that some curbing also needs to be replaced. Another home-owner mentioned bad cracks in some Redhawk streets. Carri will do a walk-thru with them (date not yet set) to go over the areas and ideas. She will continue on this project for continuity with the county despite not being

on the board. If a member on the new board is interested in teaming up, that would be great.

TreeGator drip watering bags - Purchased in 2022 by the HOA were reused successfully again in 2024 to help protect the young Redhawk street trees during hot summer weather. Thanks to residents for keeping them filled! Bags have been collected and will be stored over winter and reused in 2025 as needed. A few will have to be replaced. A new Board member will need to store the TreeGator bags for future use next late spring as Geoff has managed and stored them for the past 3 years. Thank you Geoff!

Flowering dogwood trees – The HOA was reimbursed (\$450/each) for the 2 young Flower-ing Dogwood street trees that died due to lack of homeowner watering (at Lots #104 & #105). Those trees will need to be replaced in Spring 2025. Another 6-8 Flowering Dog-wood street trees are needed to fill in gaps on 202nd St SE and 204th St SE. And 3 Columnar Norway Maples are still needed to fill in gaps on 29th Ave SE.

Purple Leaf Plum trees – Branches broke off 2 large Purple Leaf Plum street trees this spring due to wind. The 18 remaining Purple Leaf Plum street trees in Redhawk need heavy pruning and thinning out of sucker growth. They also are susceptible to recurring insect damage. The new Board should consider hiring an arborist to check tree health.

Playground improvements – 20 CY of wood playground chips were installed in the Redhawk Tot Lot by blower truck in early June 2024 by Bark King. Research for, development and replacement of the basketball backboard and hoop was completed as a community project in early summer supervised by homeowner Bill Pierce and his oldest son Austin. They also repainted the basketball court markings. Thank you for a job well done! Ravenswood shared 38% of the total cost of both projects. The new hoop could not be moved to the east end as the post would impact the concrete drainage vault below. The pickleball court idea was scrapped due to projected noise impacts to neighbors, high cost to resurface the asphalt court (quote \$8,785) and remove intruding tree roots, potential insurance increase plus concerns about safeguarding the net, etc.

Drainage Vault under the playground basketball court – SnoCo Surface Water Management removed roots growing near northeast vault access, sealed cracks to prevent future root intrusion and removed debris near south vault access and inside vault in spring 2023. The Vault was inspected again June 5, 2024 with no current recommendations.

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.

“No Parking” signs on north side of 202nd St SE – 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 in respect of the County’s 2023 installed “No Parking” signs.

Native Growth Protection Area – Two hazard trees behind Lots #111 and #110 were removed last Fall. All wood remained in the adjacent Native Growth Area.

Election of Directors

Four HOA Board positions are open this year. President Geoff Swan decided not to run again. Vice-president Sage Moon and secretary Carri Paterson had previously resigned for personal reasons. Incumbent treasurer Tom Moore is running for reelection. Incumbent John Villasenor has another year left on his term on the Board.

Two Volunteers counted the ballots cast at the Annual Meeting including proxy votes received. In accordance with the Redhawk Bylaws, officer positions on the new Board will be determined at the HOA's Transitional Board Meeting to be held the week of November 4-8, 2024.

The Board for 2025 will consist of:

- 1) John Villasenor
- 2) Tom Moore
- 3) Suraj Jain
- 4) Nate Binkley
- 5) Steve Dill

Unfinished Business

Sanding of the exit side of the 204th St SE main entrance road on snow days was discussed at last year's Annual Membership Meeting. No decision was reached as sanding would have to be contracted out.

Concern about excess vehicles in our community was brought up at the 2023 Annual Membership Meeting. Several residents have more vehicles than can be accommodated in property garages and driveways. In respect of your neighbors, please park those vehicles and trailers in front of your own property.

Resident lawn maintenance standards are not being met – Several long time home-owners complain that many properties are not being mowed, edged and weeded regularly, detracting from the visual quality of our Redhawk community. The HOA does not maintain private properties. Homeowners are responsible for meeting the R&Rs standards.

Rental properties are some of the worst offenders in terms of non-compliance with the R&Rs – Homeowners with tenants living in their homes – not the tenants – are responsible for upkeep to R&R standards. The Draft October 2024 R&Rs currently would require rental landlords to hire a Landscape Maintenance Service to do the requisite work and charge tenants higher rent to cover those landscaping costs.

New business

Bothell Senior Living Level Facility at 2501 Maltby Road – Per October 4, 2024 email from Snohomish County Planning and Development Services Permitting Technician Kris Arnett, *“Attached is the Determination of Nonsignificance (DNS) for the above project. Issue date is 10/5/24 with comment period ending 10/21/24. The Legal Notice was sent to the Herald yesterday for the Saturday 10/5/24 edition of Herald. Postcard Notice of Determination of Nonsignificance was uploaded to United States Postal Service Website earlier this morning and will mail out 10/4/24 to public within a*

500 foot radius of the project. Joshua Machen is filling in as the planner for this project. Comments and questions need to be addressed to him at joshua.machen@snoco.org or 425.262.2975.”

The proposal will establish a Level II Health and Social Service Facility on a 13.76-acre property to contain up to 179 units of independent living, assisted living and memory care units on 4 floors. The initial phase is for 143 units. A future phase will consist of 36 units. Main access to the site will be near the east end; emergency access will be at the west end of the property. Proposed supporting infrastructure includes 90 parking spaces, land-scaping, recreation features and frontage improvements along Maltby Road. A half street right of way improvement will be completed on Maltby Road (SR 524), to include new public sidewalks and bike lanes. Project drawings appear to show that some but not all of the missing sidewalk section along the north side of Maltby Road between 29th Ave SE west to Bothell-Everett Highway will be included in the project.

Homeowner Mark Wolfson spoke about the impact this project will have on traffic from Bothell-Everett Highway to SR 9 as the infrastructure on the 2-lane Maltby Road is inadequate. The new facility combined with morning and evening congestion will result in “accidents waiting to happen.” He suggested nearby HOAs along Maltby Road coordinate, including perhaps combining financial resources, to fight this project from moving forward. The new Board will need to address this concern quickly.

Contact SnoCo Road Maintenance to clean out vegetation growing in the storm drain at 204th St SE and 29th Ave SE.

Please keep storm drains clean to ensure rainwater won't back up onto properties.

Replanting North Entrance on 29th Avenue SE – 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 2023, restoring the visual integrity of the Redhawk north entrance. Together with the homeowners of Lots #20 & #23 the new Board should assess whether new plantings of smaller shrubs should be installed along the north entrance.

Let's keep Redhawk Clean – Please help by picking up trash you may see at the Tot Lot, in front of your properties and along community streets.

Tom Howard Proposal – Suggested 1 Redhawk HOA member and 1 Ravenswood HOA member participate in a non-voting capacity in each other's Board meetings, as a way to collaborate, open up shared dialog and ideas.

Meeting Adjourned at 9:07 PM – Thank You to those who took time to attend!