

## HOA Meeting Jan 16

Meeting called to order at 7:05 at Cascade Pizza in Sedro Woolley

1. Vote to amend CCR and bylaws passed as we have more than 70% in signatures. These can be found on website. Rules/regulations, collection policy and notice of violation and fines were adopted by the board, and are also on website.
2. The year ended with \$5065.87 in the bank. We also increased our reserves this year by \$2500 to \$7601.18. Our budget was \$10120 for 2015, and expenditures were \$9223 . Dues collected were \$11223, because of previous unpaid dues being paid .
  - a. Anticipated expenses for 2016:

i. Lawn care	\$7000
ii. Insurance	\$1150
iii. Postage and office supplies	\$400
iv. Tax Prep	\$130
v. Miscellaneous (prune, repair, drainage)	\$2000
vi. Total	\$10680
vii. Dues \$110 x 96	\$10560
3. Contract for landscaping has been re-evaluated with Pacific Style Lawn Maintenance. There was some confusion as to how often things are getting done. This has been clarified. The contract and a map have been added to the website.
4. There is damage to the fence on the Vecchio park again. It appears that children are jumping off the fence which damages it. A discussion was had, and members elected to have this fence completely removed.
5. We did have an email saying that Sauk Mountain View Estates North (Gateway Heights) were interested in joining the HOA. They share the retention pond, as well as some of the common areas for entrance into Portobello. A discussion was had and it was voted that the board should pursue them joining our HOA. Rob Janicki arrived just prior to the meeting, and said that they would cover expenses to join. In our discussion, we agreed that a larger Reserve fund would be needed with twice as many houses. This reserve fund is something that they would have to set up whether they joined our association or not, and so it made sense to ask them to contribute to the reserve fund for maintenance of detention pond, and other unforeseen expenses in the future.
6. Collections/liens. We have removed our chronic offenders who are still home owners from collections, and will be placing liens on their homes. Going forward, we will not be using collections, but will be placing liens. Neither are guaranteed at the time of bankruptcy. We do have a \$600 claim in for a home that is in short sale currently also.
7. Website/email update. The website has most of the information needed by homeowners. The board will be getting email addresses, and placing them on the

website, to make contact easier for everyone, especially when there are changes within the board.

8. Committee update. Not much activity happened with the committees last year. Members felt we needed to keep the committees, and can hopefully add to them if Gateway joins.

Update on Architecture committee.

### **Architecture committee**

Matt Howry (lead)

Bill Stevens

### **Park and Drainage Committee**

**Lead – James Norman**

Paul Haedt ([pjhaedt@yahoo.com](mailto:pjhaedt@yahoo.com))

### **11. Election of board members**

President        James Norman

Vice President   Matt Howry

Secretary        Cheryl Pritchard

Treasurer        Giles Little

At large           Gilbert Deleon

Meeting adjourned 8:05