

# Meeting Notes Sauk Mtn View Estates South HOA 2023

March 3 2023

Meeting called to order 7:00

Giles Little moved to accept minutes from annual meeting Feb 2022. Chris Strain Seconds, all in favor.

Treasurer report presented by Giles Little.

## 2022 Expenses

Pacific Style Maintenance	\$7167.05
State Farm	\$1378.53
Detention Pond	\$12,500
Playground and Fencing	\$1240.24
Office Supplies	\$164.77
<b>Total</b>	<b>\$22450.59</b>

The largest expense was detention pond maintenance for \$12,500. Notes from July meeting were read to allow homeowners to understand better the reasons it was done, and why it was so much money. The plan is to clean out the ditch, grade it, and clear bushes on a more regular basis (every 3-5 years) to prevent it from becoming as bad as it was this year. This is shared with Sauk Mtn View Estates North.

Feedback was given that more notice would have been appreciated for the special assessment. A request was also made to get the city to sign off that the work was done properly.

Income  $\$220 \times 96 = 21120$  (\$110 dues and \$110 special assessment per house)

## Expenses

Insurance \$1450  
Office Supplies \$150  
Landscaping \$7200  
Retention pond maintenance \$1500  
Rebuild Reserves \$8000  
Miscellaneous repairs \$1000  
Total expenses = \$19,300

#### New business

1. There are a few homeowners that are delinquent on their dues by at least 3 years. We lose 40% of the revenue when sent to collections, so we do not want to do that too early. When a house is sold we do get those dues, but there is sometimes a limit as to how far back they can go in certain cases (like foreclosure). William Johnson made a motion that that accounts that are 3 years overdue will be sent to collections. Brenda Henry Second. Carried unanimously. Board will look for a local collection agency to work with.
2. Every time a house sells, we have to fill out an HOA statement saying what dues are, and whether they are current. Our neighboring HOA charges \$200. Membership voted to charge \$100 for this service starting in 2022. Motion made by Roland and Second by Chris to increase this to \$200. Carried unanimously.
3. Lawncare was discussed. Currently we are paying \$597/month. There have been complaints that the current landscaper is not doing everything on their agreement regularly. We received 2 estimates last year, one from Skagit Landscaping who does the other association landscaping. They include tree pruning and trimming in addition to the services done by Pacific Style. Cost is more at \$744/month. Membership thought the additional fees are worth it for the tree pruning and would like us to proceed. We will reach out to make sure the estimate is still valid and clarify the duties.
4. Board Elections – despite Roland and Giles wanting to step down for reasons of lack of time, there was nobody willing to become part of the board. Board will remain the same.
  - a. President current Roland Noe
  - b. Vice President – Chris Strain
  - c. Treasurer – Giles Little

#### Owners present at meeting

Sean Harris, Matt/Jackie Rouse, Eric Johansen, Brianna, Bill Stevens, William Johnson, Brenda Henry, Roland Noe, Chris Strain, and Giles Little