

Board Meeting February 22, 2016

Meeting call to order at 6:15 PM.

Board members in attendance: Jamie Eggink, John Purtell, Jen Enfield, and Rick Pisani.  
Guests/New Board Member - Mike Durgan.

**Action Items:**

**Item No 1:** Approval of January 19, 2017 minutes: Motion to approve by Jamie, seconded by Jen. Passed unanimously.

**Item No 2:** Vote for New Board Member - Mike Durgan: Motion to approve by Jamie, seconded by Jen. Passed unanimously.

**Item No 3:** Election of Board Positions - Identify Responsibilities:  
Discussion. Results: Jamie Eggink - President, Mike Durgan - Vice President, John Purtell - Treasurer, and Rick Pisani - Secretary.

**Item No 4:** Elect Committee Members & Identify Responsibilities/Tasks:

Finance - Mike & John  
Common Landscape - Jen, Rick, Jamie  
Owner Landscaping - Jamie, Rick  
WEB - Jamie, John, Mike  
PUD/Private Street Representative - Jen

Mike suggested that each PUD has two representatives communicating with the Board.

**Item No 5:** Board Handouts:

- a. Contact List - Given to Rick to update web mail.
- b. Common Area Maps and Map Key
- c. Curb Damage (NW Corner Jordan, Willapa)
- d. Landscape infraction Maps
- e. RCWs for HOAs

**New Business:**

**Item No. 1:** Amendment #2 to R&Rs: Revisions and/or vote: A motion was made to accept the revision by Jen , Seconded by Mike, Unanimously passed.

**Item No. 2:** 2<sup>nd</sup> Quarter Mailing: Include R&R Amendment #2; Update letter re assessments for reserves: Tabled for future discussion.

**Item No. 3:** M&M Preparing Estimates; Select date for working meeting: Date Set for March.

**Item No. 4:** Criteria for prioritizing unlandscaped common areas (safety/risks, location, cost, etc); CC&Rs re 208 swale:

- Item No. 5:** Irrigation for Map 4 – Report (Rick) re process, permits, City involved? cost
- a. Identify next steps (landscape committee)
  - b. Jamie & Rick to work on getting an estimate

**Item No. 6:** Reserve Study - John & Mike to work with Criterium Engineers & WEB to ask questions & finish the reserve study.

**Old Business:**

**Item No. 1:** 11b Letter went out 1/30/17 to owners with unlandscaped yards; 2<sup>nd</sup> letter scheduled for March 1.

**Item No. 2:** P.O.S Deed Executed (Map #1)

**Item No. 3:** Reserve Study – Update (Jamie): Finance Committee will take over. reserve funding questions, research alternative funding plan for private streets.

**Item No. 4:** Encroachments – Table until March

**Information Only Items:**

**Item No. 1:** C&C Curb Damage at Willapa/Jordan (Handout): C&C will cover.

**Item No. 2:** Private Driveway Easement: Stipulates that the HOA must manage driveway maintenance & bill driveway owners.

**Item No. 3:** Owner not charged for 2<sup>nd</sup> lot last year; \$480 loss in dues in 2016; WEB invoicing for Jan 2017; Double lots (2) not being invoiced for Jordan Ln maintenance; WEB instructed to begin invoicing such in Jan 2017

**Item No. 4:** Water on Lincoln (Maps 1, 2); Willapa (Map #5) a no go (Jamie) - According to the city, there are no stubs; installing a water source would cost \$5000 - \$10,000 per location

**Item No. 5:** Need to be thinking about a plan for Jan 2018 if no volunteers for Board

With no further business, meeting adjourned at 9:00 PM.

March - Closed meeting; working meeting with HOA landscaper for review and decisions re unfinished common areas.