

REGULAR MEETING OF THE BOARD OF DIRECTORS

MEETING MINUTES

Meeting Date: June 26, 2023

Meeting Time: 6:30pm

Meeting Location:

<https://us02web.zoom.us/j/89384389206?pwd=aXEzd0g5WnB1cjY1cXg1YnNNZW5FZz09>

6:32pm

Call to Order

Meeting was called to order by INSERT NAME

6:32pm

Roll Call

Members of the Board: Zach Aaron, Tammy Furness, Kristin Jones, Julie Ann Troxler, and Eric Jones were in attendance. Alaina Weimer was not in attendance. Property Manager James Tungsvik and Eli Garcia also attended.

6:33pm

Approval of [Previous Meeting Minutes](#)

Tammy Furner motioned for approval, Eric Jones seconded the motion. The motion was approved unanimously.

Meeting Agenda

6:33pm

Financial Report and Summary:

- Financial packet was delivered to all board members for review. No questions were raised. Invoices went out for July - December with prescribed due date.

6:35pm

Unfinished Business:

- Summer Mailer: Summer Newsletter, Vehicle & License Registration & Rules & Regulation Amendment 1.0 will be mailed to all homeowners. Plan is to get these mailed by June 30, 2023.

6:36pm

New Business:

- Pantry/Library Box Proposal: The board is supportive of approving a 6-month trial period. There is concern it might be vandalized given the issues with people drinking at the main park at night and leaving alcohol bottles behind. Maintenance and upkeep would be owned by the homeowner Andre'a Larson. Proposed locations at the main park will be considered. Will have the homeowner bring us the proposed location for final approval. Kristin will own getting back with the homeowner.

6:49pm

Neighborhood Project Updates:

- Annual Bark Replacement: Zach Aaron - no updates, still pending bid. New vendor contacted today.
- Landscaping along new fence and overgrown area by the Reserve: Alaina Weimer - fence painting is complete and looks great. Still awaiting an itemized invoice from VPS.
- Playground Inspection: Alaina Weimer - Scheduled for 6/6/23, but company asked to reschedule. Has reached out twice with no response. Waiting to hear from scheduler.
- Tree Trimming: Alaina Weimer - address 22828 SE 271st PI - verified with VPS that the main offending branch is too high for them to cut. Will need to secure an arborist. James will send Alaina Justin's contact information.
- Sidewalk Tree Inspection: Zach Aaron - James and Zach walk around July 14th to do the inspection, file Incident Form for all not in compliance and work with James to notify owners. Owners who have not trimmed to appropriate height within 30-days following compliance letters, we will proceed with securing VPS to trim their branches and bill the owner.
- Four Corners Landscaping Refresh: Kristin Jones - No updates from VPS. Placing on hold until later in the summer with potential for planting in early fall.
- Vehicle Make/Model & Tag Entry in Portal: Kristin Jones & James Tungsvik - Vehicle & License Registration emails were sent on 6/15/23 and information will also be mailed out to all homeowners as well. Additional emails will be sent on 7/30, 8/30 and 9/27, 9/29, and 9/30 to outstanding owners. Deadline is September 30, 2023. There was an accident today 6/26 due to the vehicle being parked in the street and a box truck backed into the vehicle.
- Board Info on Portal: James Tungsvik - still on hold with Vantaca for updates.
- Street Lights Addition: Julie Ann Troxler - no updates, still pending info from PSE.
- Uneven Sidewalks: Eric Jones - Blue marked sidewalks are ones they are watching for future issues. Very uneven sidewalk were handled, though the board was not notified prior to installation. Trees were removed and replaced with grass replaced along with new sidewalk. We have a list of acceptable list of trees to plant by the sidewalks and will post to neighborhood website. Considering this project complete.
- Speeding Issues: Eric Jones - Spoke to someone who wanted to do a site survey again, declined due to it didn't help us. We haven't been able to secure the speed sign. Board to review trafficlogix.com for different products and services in regards to speed signs and speed bumps we could purchase. Reach out to the police department for additional ideas.

7:20pm

Committee Updates:

- Architecture Committee: Julie Ann Troxler - nothing outstanding, Julie Ann handled redirection for the solar companies that we are only speaking directly to homeowners and not solar sales people.
- Social Committee: Rebecca Banasky-Jones - Movie night will be Friday July 21st with Super Mario Brothers. Sprinklers turned off on Wednesday prior to show - email James or Eli to get it on the calendar. Popsicle Social went well.
- Parking Safety Committee: Eric Jones - Discussion with Zach and Kristin to discuss further. We will discuss scheduling and process further.

7:26pm

Open Forum: Neighbor Comments

Each member will have up to 5 minutes, unless time permits otherwise. Please provide your name and address prior to providing a comment.

- *No homeowners were in attendance.*

7:26pm

Motion to Adjourn: *Eric Jones motioned to adjourn, Kristin Jones seconded the motion. The motion was approved unanimously.*

7:26pm

Board went to Executive Session.

8:00pm

Board Returned from Executive Session. The following motions were made following executive session:

Div 1 Lot 51: Julie Ann Troxler made a motion to file a summons complaint and use our self-help clause, Zach Aaron seconds the motion. The motion was approved unanimously.

8:01pm

Eric Jones made a motion to adjourn, second by Julie Ann Troxler. The motion was approved unanimously. Meeting Adjourned.

DRAFT