

**HOA Board Meeting  
January 7, 2008  
7 PM**

Present: Don Pac, President; Andi Charleville, Secretary; Elke Williams, ACC Committee; George Nellans, ACC Committee, Flo Pac

Treasurer Doris Cirelli and Alternate Jody Holder are both out sick

**Delinquencies:**

Lot 87 is almost paid  
Lot 72-still no response

**176th Widening project:**

George is going to be responsible for getting at least 3 bids for the monument removal. Pierce County is wanting it removed as soon as possible, and then they will pay us the remainder of the money they owe the association.

The bid should include a price for relocating the trees and shrubs elsewhere in the community.

Flo is going to contact PSE to see how much it would cost the Association to relocate the two outside lights along 176th elsewhere in the community, possibly in the park by the basketball courts.

**East Gate Project:**

Meridian-bill will be approx \$1500, haven't received yet

Received bill from Telerico of \$816.

Puget Sound Electric-May see a spike of \$375 in next bill for permit to hook up the meter

Still needing to be done to finish-

Need to put in KNOX units for fire department and have them tested by the fire dept. County requirement is that the sensors should be on the right side, but contractor put them up on the left side due to power issues. We will call fire dept to have them test the units once in. Hopefully, they won't have a problem with where they are placed.

Need bid for battery power for one gate

Need to put a photoeye in for gate to make sure it doesn't accidentally close if a car is in the way.

Original quote from Intermountain(?) is \$6635 plus tax, not counting the photoeye installation.

Power is locked right now.

Gate may be operational this week.

**Homeowners Meeting:**

is set for Saturday, February 9, from 10am-Noon at the library.

Need letter sent out to all homeowners with notification of the meeting and an agenda.

Also will include notification that the East gate is operational and what date the homeowners can start using it.

Don will draft letter and Flo will get volunteers together to post the notices on homeowner's doors.

It was agreed that we should hold off unlocking the power to the gate until the homeowner notices go out

We are expecting a bill from Intermountain to have a balance of about \$3000, we have already paid them \$4500.

**Misc items:**

George says we need paint for the gate to prevent rusting. We need to check with Doris to see if petty cash fund has been set up yet.

Don will change the light bulb on the west side of the west gate.

The Board needs to look into other options for investing monies.

John Gamble has sent a request that the East gate be manually opened and left open. The Board votes to deny this request. With the East gate being operational soon, this should negate his problem.

It was agreed that the February Board meeting should be held before the Homeowners Meeting. A date will be decided upon next week.

HOA Board Meeting  
February 5, 2008  
7 PM

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Jody Holder, Alternate; Elke Williams, ACC Committee; Flo Pac

East Gate Project:

East Gate is operational. Possible problems with some remotes not working. Don indicates that the antenna is shorter than the one at the West Gate, so you may need to get closer to the gate before activation. We will note at the Homeowner's meeting on Saturday that the gate is working. We will give the homeowners a final total and breakdown for making the gate operational.

Dues: Andi gave Doris several more payments that came in the mail. Don also had some that were dropped off. Doris indicated that we have received over \$12,000 in dues for 2008 so far. 77 outstanding homeowners (this is not taking into account the payments Don and I gave her tonight). Doris said only 2 were returned for bad addresses, and one of those has since contacted us, leaving only one homeowner invoice returned to address problems.

Delinquencies: Doris is going to try to get a face-to-face meeting with Lot 72 to try and get some resolution to their outstanding bill due from the 2007 dues and to get the 2008 dues.

Street sign: homeowner hit our street sign outside the west gate with a trailer. The Board decided to replace the sign and send the bill to the owner to reimburse the Association. He had already agreed to take responsibility for replacing the sign.

176 Widening: The monument outside the West gate has been removed. We should be receiving a check from Pierce County for that removal. The only thing left to do is to move the two streetlamps that are outside the fence on 176th. Pierce County has agreed to pay the Association \$3,500 dollars once this is done. PSE says to remove the lights altogether would cost approx \$2,500. To move them inside in the park would cost a total of \$6,000. Board decided to bring the subject up at Sat's Homeowner's meeting.

Christmas decorations: need to get a list of homes that still have christmas decorations up. Need to remind owners that they need to be taken down.

Lawn care maintenance in community: the Contract with our present lawn care company ends in March. Need to get 3 bids to see if we can get any better deal. Reminded that George Nellans was going to do this. Don will call him to see if any bids have been received.

Our Homeowner's meeting is set for Saturday, February 9, at 10:00 am at the Library.

Don asked Doris to have ready the following for the Homeowners:

- an accounting for the total cost of making the East Gate operational
- an up-to-date summary treasurer's report
- anticipated budget for the 2008 year

We will let owners know that we have one outstanding delinquency for the 2007 dues and the accounting of late fees and attorney's fees. Will ask owners if the association should eat these fees and just try to get the actual dues, or if we should continue with the attorney doing the next step to try and possibly garnish wages.

Semi-Annual Homeowners Meeting minutes  
February 9, 2008  
10:30 am - 12:00 pm  
South Hill Library

The meeting was held at the South Hill library.

The meeting was called to order by President Don Pac.

Secretary Andi Charleville read the meeting minutes from the August 4, 2007 meeting in the park.

176th Street Widening:

The monument at the west gate has been removed. The Association still has to remove the fence and remove or relocate the streetlamps. It was decided to wait until we are closer to construction starting so as not to be without lights for too long a period. We will get bids for relocating the fence and dealing with the problem with the retention pond as we lose 5 feet of easement, putting the fence in the middle of the pond.

We have received final payment of \$28,700 from Pierce County, the remainder they owed the Association of the agreed \$41,190 total. The Board will invest these funds in a way that will generate the best return for the Association.

5 Homeowners that will also be losing 5 feet have signed separate agreements with the county.

East Gate:

The east gate is 99% operational. We are waiting for final wiring on the KNOX unit sensors for the fire department use-once done, east gate will be fully operational. The Board notified the owners present that the antenna is shorter than the one on the West gate, so you will need to be closer to activate the gate from the outside. It will be left that way, so that when the remotes are used, they don't open both gates unnecessarily. The inside has a sensor to open when triggered, so anyone can exit through the east gate. The total cost for making the gate operational was just over \$11,000, which is about \$4,000 less than the bids the board received 3 years ago.

The east gate cannot be "scheduled" open like the west gate, though. If owners have a special need to have a gate open for a specific period, the west gate is the only one that could be used.

Treasurer's Report:

Treasurer Doris Cirelli read the up-to-date report. This included the following information:

Tustin Ranch CD #1	5190.04
Tustin Ranch CD #2	12650.72
Tustin Ranch HOA-Checking	4836.13
Tustin Ranch HOA-Savings	<u>3167.53</u>
	25844.42

This does not include the dues that came in the day before the meeting, or the check from Pierce County. After depositing those, the Association should have close to \$64,000.

It was noted that the largest bill for 2007 was the Attorney at \$11,678.13. This was mainly due to fees that accrued while trying to collect the delinquent 2007 dues from several homeowners. Those homeowner's have repaid those legal fees as part of their payments. The last delinquent owner from 2007 has contacted the board to make payment arrangements.

2008 Homeowners Dues:

There are still 58 residents outstanding with paying the 2008 dues.

Hopeful expenses for 2008 will be approximately \$16,000.

The Board is still committed to raising the dues by 10% each year to continue to build a balance for maintenance repairs that will occur as our community ages. Another goal is to eventually be able to hire a property manager to handle things.

The Board has hired a handyman to handle jobs around the community. Randy Colvin has agreed to be the handyman. He will be paid \$15/hr, plus materials. The Board will set up an account at Home Depot. This will not be a full time job, but will only be on an as-needed basis.

#### Christmas Decorations:

All christmas decorations should be removed by Jan 15. The Board has gotten addresses for homeowners that still have their up this year. They will be issued letters asking that all decorations be removed by march 1.

#### Newsletter:

Cindy Collins has agreed to produce a newsletter on a quarterly basis for the community. If you have any news you wish to include in the newsletter, please contact Cindy.

#### Board Positions:

The Treasurer's position will expire this year, so we will have elections at the August meeting.

#### Park trash/recycle cans:

Vic has volunteered to look into getting trash cans/recycle cans for the park. It will need to be determined who will be responsible for emptying them.

#### Annual Meetings:

We will again have the meeting this August in the Park. Since it seems to have low turnout having the meetings off the community property, it was suggested that next year, we have the meetings in April and September, both in the park. This was agreed upon by all members present.

#### New Business:

Jody Holder is looking for help into researching possible playground equipment for our park. Mark Roach volunteered. He and Jody will research and keep the Board updated on what they find.

Planter box around keypad on the west gate is getting damaged. It was suggest that it needs to be removed and a new pole for the keypad installed. The Board will look into this and discuss at the next Board meeting.

Fred mentioned that he has extra remotes for the gates, and anyone needing them should contact him.

Several homeowners mentioned problems in the community with yards and flower beds not meeting CCR guideline, and owner's not picking up after their pets. President Don Pac read the portion of the CCR's pursuant to maintaining lawns. It was decided that the board needs to remind all owners of the CCR guidelines and start issuing fines if necessary.

In order to do this, complaints must be filed to the board in writing, which will be kept confidential. The board needs to know who is not meeting maintenance guidelines or not picking up after their pets. The board will then look over the problems homes and send letters if needed.

Several homeowners raised concerns about teenagers damaged property. Unless caught on camera, the police can't always do anything. It was decided that we would contact the Pierce County Sheriff's office to get their help in setting up a Neighborhood Watch Program.

Charli Charleville volunteered to co-ordinate between the Sheriff's office and community Volunteers. The following homeowner's volunteered to be Block Watcher's for their streets and to try and get other volunteers to help:

69th Ave-Walter Davis

68th Ave-Dan Redding  
66th Ave-Jody Holder and Sandy  
67th Ave-Cindy and Mike  
179th Ave-Charli Charleville

A street sign was knocked down by one of the homeowner's. It will cost \$79.00 to replace and will take approximately 2 weeks. The bill will be sent to the homeowner responsible, who has agreed to pay for the replacement sign.

HOA Board Meeting minutes  
3-6-08, 7 PM

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Elke William, ACC Committe; George Nellans, ACC Committe; Nate Williams, Alternate; Flo Pac

CCR Violations:

The Board discussed how to deal with violations of "problem" houses in the community and what part the ACC would have to play in enforcing the CCR rules. The discussion included questions about what is "aesthetically pleasing", when the board should get involved, what action to take if the owner does not comply.

It was decided that President Don Pac would draft guidelines of outside maintenance that homeowners would have to conform to, clearing up the confusion that exists in the CCR's.

It was agreed that the ACC would take the first steps in trying to address those problems, with a letter to the homeowners stating what must be done in order to comply with the CCR's. Then a follow up visit to the homeowner by 2 members of the ACC Committee, if the homeowner does not respond. The ACC will keep the Board updated of all action they take. If there is still no compliance, then the ACC would turn it over to the Board to take further actions, such as daily fines and/or liens on the property.

It was brought up by both George and Elke that there is some trouble in getting the members of the ACC Committee together. The Board discussed asking for the members of the ACC to join us at the next Board meeting and requesting a firm committment from all members of their time, or asking them to step down from the ACC.

Newsletter:

It was discussed where we are with the newsletter that we are hoping to have out to the homeowners in April. Flo said she will call Cindy the next day to see what the status is and what information she needs in order to get the newsletter going. Doris will send Cindy a list of the homeowners that moved in to the community in 2007 for inclusion.

Dues and Delinquencies:

Doris reported that 3 homeowner still owe the 2nd half of their dues and 11 others have not reponded at all. 1 other homeowner has contacted the board and made arrangements to pay in May. There was some confusion about 2 half-payments made by Collins, but was cleared up quickly. The remaining homeowners have paid. Doris reported that 4 homeowners took advantage of the credit card option.

Doris agreed to call the outstanding owners to try and get payments, reminding them that it would be turned over to the attorney if arrangements were not made. Don reminded the board that if the phone calls do not produce results, we need to send certified letters to the homeowners, because before turning over to the attorney, we need to show that attempts were made to notify the homeowners that it would be turned over to the lawyer if no arrangements were made.

Community Maintenance:

Don indicated that Mike Collins would be the HOA Handyman, since Randy Colvin would not be able to help. Don indicated that with spring coming up, the irrigation systems would have to be checked. It was agreed that Don would call Mike to have him do that, as well as having him redo the fittings for East Gate, as it is squeaking quite a bit since, not having been using it for the last few years, rust has gotten into the fittings. It needs to be fixed ASAP so the gate continues to be operational.

The Board discussed that a credit card had been opened with Home Depot for any materials and supplies Mike needs. Don will keep the card and Mike will get it from him if/when he needs to pick something up.

Landscaper:

His contract is up this month. George was unable to get bids for a new landscaper due to medical reasons, so Don will go ahead and get the bids. He will try to have some before our next meeting.

Holding ponds:

The 4 holding ponds need to be cleaned out. Don indicated that there is a huge difference in the amount of work needed between whether the ponds are Dry or Wet. Nate volunteered to help with cleaning out the dry ones, and George has been approached with offers of help as well. The board decided to get bids on getting the two Wet ponds cleaned. Andi volunteered to get appts set up with companies and she and Don would take the reps through and get estimates.

Playground Equipment:

Jody Holder was ill and did not attend the meeting. But indicated in a phone call to Flo that she and Mike Roach did have some information they are gathering. The Board unanimously agreed that this should be brought up to all homeowners at the August meeting to see if they want to spend Association money into putting the playground equipment in.

Treasurer's Report:

\$15,861.00	checking
\$ 4,000.00	Accounts Receivable
<u>\$49,700.00</u>	CD's and Savings
\$69,683.00	Total

Doris indicated that we have a CD coming up for renewal. Since it is set at 4.5%, and the present rate is only 4%, it was decided to roll it over in order to keep it at 4.5%.

Doris said that the insurance would be paid in full by July.

She approximates the 2008 expenses would be roughly \$16,000, \$7,000 of which would be landscaping. And that does not count if any delinquencies have to be turned over to the attorney.



Don indicated that he has sent off the HOA taxes for 2007.

HOA BOARD MEETING  
SATURDAY, APRIL 5, 2008  
10:00 AM

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Nate Williams, Alternate; Elke Williams, ACC; George Nellans, ACC; Sandy Thompson; Flo Pac

Downed Street Sign:

We received money for repair of the street sign from the homeowner responsible for the damage.

ACC Committee:

Eric Hontz has resigned from the ACC. Board decided to ask Tyson Anyan to resign citing time restrictions. So ACC for the time being is Elke Williams, George Nellans and Deb Forsberg

The Board determined a process for the ACC to address "problem" houses, it was handed out and discussed. It was decided to change the compliance time from 14 to 30 days for a homeowner to correct problem. Also, instead of daily fines, which would be difficult to collect without placing liens, which incurs cost to the HOA, it was decided that homeowners who don't comply, the Board will get bids, have the problems handled, and charge the homeowner. The Board approves the process with those changes. It it agreed that:

The ACC will decide if it IS a problem and send a letter to the homeowner outlining the problem and asking for repair/resolution within 30 days.

If no action taken by the homeowner, then at least 2 members of the ACC will try to contact the homeowner in person, asking to comply and trying to determine if physical or financial difficulties are hampering repair/resolution. If so, then they will try to find a practical way to resolve problem that would be fair to both the homeowner and the community.

If no problems, but still no action by the homeowner, then the ACC would at that time, hand over all information to the Board for further action.

Garage Sale:

The Community Garage Sale will be the second weekend in July, which this year would be the 12th and 13th. There was discussion on whether to hold it on Fri/Sat instead of Sat/Sun, but was agreed to keep it at Sat/Sun.

Newsletter:

Cindy will get newsletter to Nate, who will make copies for distribution to the homeowners.

Delinquent Dues:

There are 3 outstanding dues for 2008: Lot 121, Lot 113 and Lot 82. Certified letters

were sent to Lot 121 and Lot 82. Lot 113 said they mailed their check. Doris will call them back.

#### Retention Ponds:

Pierce County inspected our retention ponds. They said we need to get them cleared out enough so that the intake/outtake valves are clear. They could not get into one of the ponds to inspect due to the overgrowth.

We received 3 bids for clearing out the 2 "wet" retention ponds:

Dreamscape	-\$4787.20
Clarke's	-\$4628.25
4-Ever Green	-\$3633.96

Board agrees to have 4-Ever green clean the ponds, as well as clearing the brush from the one pond so Pierce County can inspect.

George is going to try and get homeowner volunteers together to clean the "dry" retention ponds.

Pierce County also said we need to drain the sump pumps of sediment. Don will call around to get bids on doing this.

#### Website:

Don will talk to Eli about the cost involved in getting a Tustin Ranch domain to have a simpler website address.

#### Remotes:

Some remotes are still not working for the East Gate. Fred is able to reprogram them.

#### Bulletin Board:

Doris is going to start looking into the cost for getting a weatherproof bulletin board to be placed up around the west gate.

#### Playground equipment:

The Board received an email from Mark Roach asking for the allowed price range for the playground equipment he and Jody are doing research on. Don will email back and tell Mark to get 3 or 4 bids and be prepared to present at the August homeowner's meeting for all the homeowners to vote on.

#### August Meeting and BBQ:

The date for the August homeowner's meeting is set for Saturday, Aug 2. Don will tell Cindy so it can be include in the newsletter.

**HOA BOARD MEETING  
MONDAY, MAY 5, 2008  
7 PM**

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; George Nellans, ACC; Elke Williams, ACC; Deb Forsberg, ACC; Jody Holder, Alternate; Nathan Williams, Alternate; Flo Pac

Delinquent Dues:

Only \$435 still outstanding on 2008 dues. 2 full payments from Lot 84 and Lot 82, and a half payment for Lot 121.

Received another partial payment from Lot 72 for 2007 dues.

ACC:

Final procedure proposal for dealing with problem houses approved and given to ACC members with changes made at the last board meeting.

Gravel Driveways:

It was decided that the board will take measures to enforce the ban on gravel driveways in our community. To that end, a letter will be sent out to all homeowners that anyone currently having gravel driveways has 12 months to replace them with concrete. The board realizes that this may cause upset, but 12 months is plenty of time to replace them. There will be no exceptions.

Holding Ponds:

The bid from 4-Ever Green lawns for cleaning the 2 "wet" ponds that the board agreed to go with last meeting, has been recinded by the lawn company. He claims that he 'underbid' himself and can't do the job for the amount he gave. His new bid is \$4177.92, which includes clearing the "dry" pond on 69th enough to allow inspectors from the county inside. The board agrees that this is acceptable, and will still go with 4-Ever Green for the new price.

We will ask for volunteers to help clean the "dry" ponds at the August Homeowners meeting at the park.

Landscaper:

The contract with our current landscaper is up at the end of May. Don will make calls to get bids from a few other companies for the next year, which the board agrees we won't do any maintenance from Oct-Jan.

Weatherproof bulletin board:

Doris got prices for a weatherproof bulletin board to be erected by the main gate. The cheapest one was between \$300-500. It was discussed as to what the board would really be used for, but since the only real advantage would be posting notices of the bi-annual homeowners meeting, and since problems could arise about maintaining the board and possible vandalism, it was decided to forgo this idea. It wouldn't benefit the

community enough to offset the cost.

Water Meters:

Don has called to have the water meters turned on for the community areas for the season. This should be done this week.

Homeowners Meeting:

The summer Homeowner's meeting and BBQ is set for Saturday, August 2 in the park. Andi volunteered to buy the food and supplies needed at Costco. Don will again make beer and root beer.

Treasurer's Report:

Doris reports that the total of all accounts and CD's is over \$61,000.

Playground equipment:

Don has been corresponding with Mark Roach regarding the playground equipment findings. The prices are ranging from between \$10,000-30,000. Don went to Rainbow playground in Auburn and got a price of \$5,000 installed. We still don't have solid information from Mark, so the subject is tabled for the time being, until Mark gets back to the board with more information.

Petty Cash:

The Board had decided in January to set up a petty cash fund. It has not yet been implemented. But it has been determined that it isn't really necessary, so the Board reversed the decision. There will be no petty cash fund.

Go-carts and Off-road-vehicles:

One of the homeowners was seen driving around a go-kart inside the community in the last couple of weeks. Since this subject has been dealt with before, with the majority of homeowners deciding to prohibit these vehicles inside the community, the board will send a letter to the homeowner, letting him know that the vehicles are prohibited inside our community and to not be driving it around again.

Website:

Last meeting, Don had said he would contact our web designer to find out about the cost of acquiring a domain name. He did not get a chance to do that yet, but will try to get that done soon.

Neighborhood Watch:

Flo said she received a visit from one of the homeowner's wanting to be involved with the Neighborhood watch program. She was told to give the homeowner the number for Charli Charleville, who is trying to coordinate with the Pierce County Sheriff's Office. Once the SO gets back to her, she will try to set up a meeting with their representative and have all those homeowner's interested over at the meeting.

Dog Feces:

Some owners have been complaining that some pets owners have not been picking up after their pets. The board agrees that we need those homeowners to find out whom is not doing this so the board can take further measures. The CCR rules grant the HOA authority to fine violators for this. Until then, the Board can't do anything else but remind homeowners of their responsibilities.

The board set the next Board Meeting for Wednesday, June 4, 2008.

**HOA BOARD MEETING  
WEDNESDAY, JUNE 4, 2008  
7 PM**

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Deb Forsberg, ACC; George Nellans, ACC; Flo Pac, Charli Charleville, Cindy-Newsletter author

Bills:

Don received the Home Depot bill at his address and gave to Doris  
Asked for check #4173 from Doris to pay for vacuator truck for pumping out the drain by the main gate

East Gate:

has been sabotaged. Fred fixed it. The board may receive the bill. Unknown who did the damage. Discussed ways to prevent it from happening again, but no decisions were made.

Gravel driveways:

Don found a newsletter dated Nov 1, 2003, that gave a list of "granfathered" houses that would be allowed to have/keep their gravel driveways. It brought up questions regarding the letter the board had planned to send to all homeowners regarding this subject. It was decided that Don would research which of those "granfathered" lots still have gravel driveways, and which one did get ACC approval for the other present gravel driveways in our community. It will be discussed again at the next board meeting.

Delinquencies:

Lot 84 owes the full amount of \$175, Lot 121 owes a half payment of \$90, and Lot 72 is making payments on last years amount as agreed.

ACC:

Elke Williams has resigned her position on the ACC. Flo Pac has agreed to be the 3rd member until the August homeowner's meeting, when the board will ask for volunteers.

Sprinklers:

The board bought a new timer and sprinkler heads.

Retention ponds:

Have not been done yet. Don indicated that he will talk to 4-Ever green to get them on this, as the county has given us notice that it needs to be completed in a timely matter. If the county penalizes us, that penalty will be passed on the 4-ever green. They have been notified of this.

Gate software:

Don requested a second person to be able to access the gate software to set the gate timer, but it requires a dial-up modem, and no one else on the board has one. Don will see about getting a upgraded program that could be accessed by a cable modem or possibly a wireless system.

Handyman:

we are again without one. Mike has resigned from the position. It was discussed asking for volunteers or possible just hiring an outside person on a limited basis. George said he had a friend who might be interested. George will talk to him.

Homeowner's meeting and BBQ:

set for Saturday, August 2, at 2pm with BBQ to follow. Cindy will do a flyer to go out the first week of July with all the details. Doris will do posters to go up around the community to be put out the week before.

176th widening project:

The landscaping around the east gate will need to be done, but was decided we should wait until the project is complete and the county is finished before planting anything that might get damaged during the project. Doris will take pictures of the landscaping around the main gate to bring to the next meeting so the board can see what is available to be replanted around the community.

Block Watch:

Charli Charleville came with an update. She has been unable to get ahold of anyone with the Pierce County Sheriff's office regarding trying to get help from them. It was decided that there would be a meeting held at the Charleville house on Wednesday, June 18, for anyone interested in being on the block watch, or just offering advice. If we can get ahold of someone from the Sheriff's office, we will invite them, or set up a second meeting. Flyers will go out in the next few days to alert all homeowners of this meeting.

**The next board meeting will be held on Thursday, July 2nd.**



**HOA BOARD MEETING  
THURSDAY, JULY 10, 2008  
7 PM**

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer;  
George Nellans, ACC; Flo Pac, ACC

East Gate Issues:

Discussed the possibility of getting a sign for the East Gate stating something along the lines of "Remote Entry Only" to prevent confusion for deliveries and non-residents.

Some problems with gate being stuck open. It may need new hinges after being closed for so long.

Delinquencies:

2008-Lot 121 has paid the second half owed-now paid in full.

Lot 84 is making payments-Doris is keeping track.

This is all that is outstanding for 2008. Meaning that we shouldn't have to have any payments to the attorney for this year in trying to collect dues.

2007-Lot 72 is overdue with payment-Don will contact.

The dues for 2009 will be \$192.50

Incoming money:

Lot 76 has sold-HOA should be receiving a transfer payment.

Treasurer:

Total amount onhand with checking, savings and CD's is \$62,576.35

Don reminds Doris that a full report will be needed for the homeowner's meeting in August.

ACC Committee:

Flo gave a report of owner notification and compliance.

Gravel Driveways:

Research not done as who got permission, who is grandfathered, etc.

Board decided to no longer allow ANY gravel driveways to be put in after 8-2-08. Those gravel driveways or gravel landscaping already in place will be allowed to stay, provided it is kept in pristine maintained condition at all times. Otherwise, homeowner will be required to remove and/or replace with concrete.

Landscaping:

It was noted that landscaping at the end of 176 Ct needs updating. Since the spinkler system for that area was actually installed in home on that street. Don will contact the homeowner and try to work out a deal to use his water. Doris suggested planting some drought resistant plants at the end. Will contact a landscaper about tilling and preping the area for plants.

Don noted that the sprinklers for the common areas are now working.

Holding ponds that 4-Ever Green contracted to do should be done on Monday July 14. County still needs to get into the one on the last street that they couldn't get access to.

Community Garage Sale:

Set for Saturday and Sunday, July 12th and 13th. Stephanie will put out the signs. Don remarks that she needs to get paid for the ads she did for this year and that last 2 years.

Misc items:

Sandy Thompson is getting bids regarding street cleaning.

Apparently one homeowner is keeping chickens on their property. Don will send a letter notifying them that this is against the CCR's for livestock to be on the property.

Cindy wants to remind us that cutoff date for the newsletter is July 15.

Neighborhood watch-Charli is waiting to hear back from Judy at Pierce Co SO to make sure that July 19th will be good for the meeting.

August Homeowner's Meeting and BBQ:

The meeting is set for Saturday, August 2nd at 2 PM.

The Treasurer's Postition is up for re-election. Doris says she is going to put her name in for the homeowners to vote on.

Doris and Flo will get together with Andi on July 25th to discuss the amount of items that need to be purchased for the BBQ. They will all 3 go to Costco on Aug 1 to buy the supplies.

**Homeowner's Semi-Annual Meeting**  
**Saturday, August 2, 2008 2 PM**  
**Community Park**

Meeting was called to order by President Don Pac.

Secretary Andi Charleville read the minutes from the 2-9-08 meeting.

2008 Dues:the HOA received 99% of the 2008 dues, a huge number. We only have homeowner outstanding that is making payments. Thanks to this, we have not had to incur any attorney fees this year so far.

Dues for 2009 will be \$192.50, an increase of 10%.

Total for East gate operation, including repairs having to be done for malicious damage as well as unintentional damage is \$13,076. Some damage caused by children has been addressed to the parents.

County inspected our holding ponds. Said they needed to be cleaned out, as did one of the catch basins. Total for Drains and Pond maintenance is \$4,200, which should be done every 5 years.

Two remaining ponds still need to be done. we need volunteers or we will have to pay for someone to do it.

Homeowner's brought up that kids keep getting into the pond behind the basketball court to retrieve toys. Something needs to be done about permanently fixing this. The Board will discuss at their next meeting.

Total for lawn maintenance is reduced from \$8,000 to \$6,000/year due to reducing time of contract, not doing maintenance in the winter months.

Cost estimate of landscaping to be done on 176th in 2009 is approx \$23,000.

Expected income for 2009:	\$27,527.00
Expected expenses for 2009:	\$23,000.00

Treasurer's Position:Treasurer's position is up for re-election. Doris Cirelli volunteered to serve a full term. No other volunteers came forward. Doris was elected by members present by a show of hands. Her term will run until 2011.

Gravel Driveways:Homeowner's present were informed that the board has decided to not allow any further gravel driveways to be installed. Those currently in existence will be 'grandfathered' in, on the condition that they are always maintained in a clean and

weed-free condition. This also applies to gravel that is part of a landscape design instead of a driveway. Anyone installing a gravel driveway after August 2, 2008 will be asked to remove it. Anyone with a gravel driveway before that date that does not keep it maintained will also be asked to remove it and replace it with concrete.

ACC:Flo gave the ACC report. The ACC has been charged by the Board to "clear up" the community, since asking people to fill out a complaint form has not accomplished anything. The ACC needs additional volunteers. Flo stated that Steve Crandell has expressed an interest, but could not be at the meeting. Rick (unknown last name) at the meeting also expressed an interest. Flo will be contacting them.

Flo indicated that the main issues that need to be addressed are:  
Cars parking overnight on the road  
Yards not being maintained  
Trash Containers being left out

Paint colors:It was addressed that when the community was first opened, there were a limited number of paint colors allowed by the builder. Since some of the homes are going to be needing new paint within the next couple of years, some homeowners could like a little more leeway in choosing paint colors for their houses. It was decided that that would be acceptable, provided that the color is not garish or outlandish. The board will discuss how best to handle this at the next board meeting.

Update on 176th street widening:  
County is still on target to start work sometime in 2009. They are supposed to notify the HOA 30 days before work commences. At that time, we will need to remove the landscaping and the street lights on 176th and probably move the fences from the holding ponds that need to be moved in 5 feet.

Neighborhood Watch:Judy Collins from Pierce County Sheriff's office gave a presentation about starting a neighborhood watch. She talked about setting up a community phone tree, handed out crime statistics in and around our community. She handed out orange emergency cards that should be filled out and placed on the refrigerator. Pierce County EMTs are trained to look for these. She discussed the community getting Neighborhood Watch Signs. They are \$40 each, and can be custom made for our community. There is also a free class once a month that people can sign up to attend that goes through how to be a citizen watch committee.

Charli Charleville said that anyone interested in any of this info should sign up with her and she would be coordinating things.

The meeting was adjourned by President Don Pac and the community BBQ started.

**HOA BOARD MEETING  
AUGUST 25, 2008 7PM**

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; George Nellans, ACC; Flo Pac, ACC

Reminder:

Names of owners discussed during Board meeting should be kept confidential from parties outside the board. There have been complaints that some people feel their business with the Board has been discussed with other homeowners.

Treasurer:

We have \$55,519.83 in bank and CDs.

Holding Ponds:

4Ever Green has finished with the ponds. We will finish paying him this month.

Trees:

George indicated that several trees around the holding pond on 177th are dead due to improper planting. The Board instructed George to buy some replacement trees and soil and remove the dead trees and replace them. Don gave him the Home Depot card.

Handyman:

George has volunteered to be the community handyman at \$15/hr as needed.

Homeowner's meeting:

The August homeowner's meeting had a disappointing turnout. It was discussed that the homeowner's had voted at the February meeting that the meetings should be in April and September next year. Since the weather in April is so unpredictable, we will continue to have that one in the library. The September one will still be held in the park, but next year, the HOA will only provide cake and drinks. If homeowner's want to BBQ, they will need to bring their own. It was also discussed that the Board make an effort to make sure nothing is going on that weekend. (such as Seafair, Bumpershoot, etc)

Website:

The website should be up and running Sept 1. The CCR's will be available online, but due to the format, a search engine is not possible. Don provided Doris with a list of links that should be available.

Playground:

Since our homeowners charged with getting information on playground equipment have not followed through, the Board declares the playground issue dead unless another homeowner wants to do the necessary research.

Gravel driveways:

During a tour of the community, 15 properties were found to have gravel driveways. Those homes with be allowed to keep the driveways. Don will send those owners letter stating such along with the requirement that the driveways must be kept in a clean, pristine condition. They will be notified that if they don't meet those conditions, they will be required to replace the gravel with concrete.

East Gate:

There have been no further problems reported with the east gate since talking to the parent of the children caught on camera.

Main gate:

Chris Mullen will be the alternate if anyone needs the gate opened for special events.

Renters:

Owners will be responsible for giving renters a copy of the CCRs before they move in. Renters must abide by the CCRs just as homeowner's are required to. HOA will request copies of rental agreements and will want to see some indication that the renters have gotten copies of the CCRs.

Election Signs:

Section 11.9 of the CCR's. signs are allowed 60 days before the elections and must be removed 5 days after. They cannot be larger than 3 square feet.

Stop Sign at 177th:

We have a problem with people running that stop sign at 177th. Request that Charli Charleville call the Pierce Co Sheriff's to see if they can monitor the intersection and possibly write tickets. \*\*UPDATE--since it's private property, they couldn't issued anything except a verbal warning. And the HOA would have to hire off-duty officers at overtime to do that, because the traffic unit wouldn't.\*\*

HOA BOARD MEETING  
Wednesday, Sept 17, 2008  
7 PM

Present: Don Pac, President; Doris Cirelli, Treasurer; Andi Charleville, Secretary; Flo Pac, ACC; George Nellans, ACC

ACC Committee

Flo gave an update on the ACC activities. ACC will monitor the election signs in our community, making sure they are not bigger than allowed and that they come down within 5 days of the election.

ACC has started a spreadsheet to keep track of complaints, actions and completions. One homeowner keeps leaving car in road. He has been repeatedly warned through letters and calls. ACC will monitor, but no further action at this time. Community may need to lower expectations of cooperation on some issues.

Stop Sign at 177th

Still people running the stop sign. Board members contacted the Pierce Co SO, but because this is private property, they would be unable to give any kind of written citation or even warnings. Most they could do is monitor and give verbal warnings. And we would have to pay an officer to monitor on their off-duty hours at Overtime wages. Board agrees this would be a waste of money. Andi will research the cost for a speed bump over there.

Delinquencies

Lot 84 only owes \$83.

Lot 72-still owes \$922. We have received no payments for 6 months. Don and Flo will try to contact her to find out what the problem is.

Website

Website is up and running. Minutes from August board meeting and August Homeowner's meeting are available. Board members need to look at it to make suggestions.

Safeco Insurance

New policy arrived. Doris took to look over.

176th St Widening

The board needs to start looking for someone to move the fences that border the street as construction is due to start in 2009. We also need to get the light poles moved, which will be done by Puget Sound Energy. The county is supposed to give us a 30-day notice before starting.

East Gate

Don will contact Southgate to look and see what can be fixed and how much it would cost for them to also maintain the east gate.



HOA BOARD MEETING  
MONDAY, DECEMBER 1, 2008  
7 PM

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Flo Pac, ACC

East Gate:

We are still having problems with the gate. Southgate Fence has come out to look. We will add this gate to the contract with Southgate when it comes up for renewal.

Newsletter:

We need to get a copy of the November newsletter to put up on the website

Dues:

Lot 84 has paid in full

Lot 72 has paid \$500, leaving a balance of just over \$400 due. This is the only outstanding debt at this point.

2009 Dues:

Due to the economic situation, the board decides to keep the 2009 dues at the 2008 level. We will not be raising dues for 2009.

The invoices will go out at the beginning of January.

Website:

a reminder about our new website will go out with the 2009 invoices so that all owners will have the website address.

Homeowner's Semi-Annual meeting:

in February 2008, the owner's voted to make the meetings in April and September. In order to keep the meetings to every 6 months, the board decided they would be held in March and September. The March meeting will be held at the library.

176th St. Widening:

We should get a notice 30 days before the county starts bulldozing. We will need to get the fences along 176th down at that time. Rick is going to store the boards from the fence in his garage to be reused when we can rebuild the fence after the widening is complete.