

**HOA BOARD MEETING  
WEDNESDAY, JANUARY 6, 2010  
7 PM**

Present: Don Pac, President; Andi Charleville, Secretary; Vic Forsberg, Vice President; Doris Cirelli, Treasurer; Flo Pac, ACC; Sandy Thompson, Newsletter;

2010 Dues:

- Invoices have gone out for the 2010 dues. 2 have already been returned for bad addresses. They will be resent.
- Lot 003 is upset about raise in dues, but will try to work out a payment plan.
- Lot 129 is still owed a \$25 refund from overpayment of last year's dues. They never cashed to check we sent. Board agreed for Doris to call them and find out what happened, and maybe apply the \$25 as a credit against this year's dues.
- Lot 133 still owes full dues from 2009. Vic will go down to their home and try to contact him. Board agrees that if no response before Feb 1, Don will send invoice last and current year's dues, including fees and interest, along with a strongly worded letter.
- Board agrees that in future, any liens the Board has to place will include a \$200 service charge for time and effort. This would be in addition to the monies charged by the County to place and later remove the lien

Southgate repair:

- Estimate for repair to the main gate is \$6,000+. State Farm insurance has been sent copies of pictures and estimate. Southgate agreed to wait until the check arrives from State Farm, so the HOA won't have to put out any money for repair. Southgate will also repair the pedestrian gate.
- Board discussed best ways to prevent accidents, since this is the fourth one this year. All agreed to re-paint the "Sensor" marking on the roadway at both gates. Vic will handle ordering the stencils and getting the paint. We will also once again, look into speed bumps, both coming in from the gate, at the stop sign and going out, to make folks slow down before leaving the community. Don also brought up whether a sign should accompany speed bumps, to prevent liability of the HOA to damage done by cars not heeding the speed bump warnings. This will be discussed further at future meetings.

Treasurer's Info:

- Board needs to get a 2nd debit card, in Doris's name, since she hasn't been able to use the current one, because Don's name is on the card.
- Don notified the board that he transferred all the HOA CD's at the bank to Flex CD's, which pays more interest.

176th widening:

- Don has letter ready to send to Qwest, granting them the additional 5 ft easement in the cul-de-sac they requested.
- Don will contact the county to see if they can cluster some of the construction barrels at

our gate entrances to try and make it more noticeable, as without the streetlights, it's hard to find the driveways into the community at night.

Christmas Contest:

The house decoration contest seemed to be a success, with many houses decorating more than usual this year. Discussions was raised if next year the homeowner's should again be allowed to voted, or if a "committee" should be delegated. One option next years if homeowner's vote, it to have the votes dropped at a house that would then be ineligible for winning.

ACC Committee:

The ACC committee will discuss maybe having a Spring Garden contest too.

**HOA Board Meeting**  
**Thursday, January 28, 2010**  
**7 PM**

Present: Don Pac, President; Andi Charleville; Secretary; Doris Cirelli, Treasurer; Vic Forsberg, Vice President; Flo Pac, ACC; Sandy Thompson, Newsletter

**2010 Dues:**

53 homeowners have paid, 38 in full and 15 half payments

\$8638.25 collected

Postcards will be sent on the 6th or so

Lot 102 will drop off check to Don

**Newsletter/Welcome letters:**

Board allocates up to \$20 for a "gift" to break the ice with new homeowners/renters.

Also give a business card with the website address printed on them.

**Speed Bumps:**

Prices are \$800 for a 24 ft section all across the road. 2 1/4-2 1/2 inches of actual height, made of recycled rubber. One homeowner works for Bethel School and may be able to get us a deal on some the school district has.

Vic will check on the legality of painting a "speed bump" warning, instead of a sign.

**Stop signs:**

Board agrees we may need speed limit signs for the community, at 20 mph. Don will check what the HOA regs say, thinks they indicate a 25 or 30 mph in the CCR's.

Next meeting set for March 8 at 7 pm.

**HOA BOARD MEETING  
MONDAY, MARCH 8, 2010  
7 PM**

Present: Don Pac, President; Vic Forsberg, Vice President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Flo Pac, ACC; Deb Forsberg, Homeowner

**Dues:**

We still have \$6,500 outstanding, 5 homeowners from 2009.

29 still outstanding for 2010, but 6 of those have paid at least half payments.

Lot 133 still have not paid the 2009 dues, nor the 2010 dues. There has been no attempts by the homeowner to contact any Board member, nor have they responded to our letters. At this point, the Board sees no option but to file a lien against the property.

Don will do that this week.

Got notice that Lot 086 is in foreclosure.

Lot 74-we received monies from Recovery unlimited for dues, transfer fee and cutting grass that Board had paid for.

Board agrees that unless homeowner is more than 1 year behind in dues and no foreclosure or bankruptcy, we will not place liens.

**Taxes:**

Taxes are due for HOA by March 15. Don will handle.

**176th widening project:**

Fence on 176 around wetlands and cul-de-sac, Board will discuss putting up a chain link fence, instead of wood.

**Speedbumps:**

Don will call asphalt companies for estimates on getting speedbumps poured. Possibility of using stencils to warn drivers for liability purposes.

**Landscaper:**

Will put in the backflow preventor on in April. We also need to fix drain in the park.

Board will ask him about capping irrigation pipes near main gate.

**Sheriff Patrols:**

Board will discuss at next meeting about having more patrols this summer.

**ACC:**

We need to re-write the laminated letters regarding parking in the street.

Next meeting will be Monday, April 5 at 7 PM.

**HOA BOARD MEETING  
MONDAY, APRIL 5, 2010  
7 PM**

Present: Don Pac; President; Doris Cirelli, Treasurer; Andi Charleville, Secretary; Vic Forsberg, Vice President; Flo Pac, ACC; Sandy Thompson

Dues:

We have \$6,173.90 outstanding.  
\$2,793.82 in Foreclosure/Bankruptcy  
\$828.75 that are making payments per agreements  
\$2,551.33 that have made no efforts to contact

Current Balance of all assets is \$83,817.96

Sheriff's Patrol:

Board discussed having Off-duty officers once again doing patrols. Don has contacted the deputy from last year and she is still available.  
Board agreed to have her do 2 2-hr patrols at the end of May and will discuss at the next Board meeting how many patrols to have during the summer.

Landscaper:

Will be starting again in April. We received the first bill.  
We have asked him to cap the sprinklers outside the west gate once the county is finished grading the area.  
The board agreed to have him get the sprinklers in the park in working order. Also need him to put the backflow preventor in at the retention pond.  
He has already agreed to give us a plan to put in a french drain in the park. Vic agreed to look it over once he submits it.

176th street project:

Board agrees to just let the county move/remove the boulders at the main gate. We will not try to save them.  
Keypad at main gate needs to be repaired. Suggestion was made about putting in a steel post of some kind to prevent further damage.

Speedbumps:

Board agrees we need to get bids/estimates from asphalt companies for speedbumps near the main gate. Andi agrees to work on this before the next meeting.

Street Parking:

We are still having problems with overnite parking in the street. Doris suggested having the fire department come out for a demo, driving up and down the streets with lights and sirens to bring attention to why staying out of the street is so important. It could also include a chance for the neighborhood kids to meet the firemen and check out the truck.

Doris will contact the Graham Fire Dept to try and see if this would be possible.

ACC Report:

ACC is getting their spring newsletter out. They will include reminders about keeping lawns mowed and planting beds weeded. Will also let people know about the upcoming "Beautiful Yard" contest.

Board:

Treasurer Doris Cirelli informed the board that there is a possibility that she may be moving and will not be able to fulfill her term. She will keep us updated on that.

Livestock:

Lot 19 seems to have a chicken. Don will send them a letter, reminding them that only domesticated pets are allowed, not livestock animals.

Next Board Meeting is set for May 5 at 7 PM.

**HOA BOARD MEETING  
WEDNESDAY, MAY 5, 2010  
7 PM**

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

Dues:

We have \$5,500.00 outstanding.

5 homes are in foreclosure

9 have made no payments or contacted any Board member

Others are making payments

Board agrees to place liens on the foreclosures not already in place and to send final notices to the 9 homeowners that have made no attempts to pay. If no response to the final notices, liens will be placed on those homeowners as well.

Sheriff's Patrol:

Board decided that since we weren't having a problems yet, we would wait until June to have the patrols done, once school is out or problems start arising.

Landscaper:

Vic talked to the landscaper about getting a bid for the drain in the park and cleaning and maintaining the sprinklers. The installation of the backflow preventor has been put on hold because the county will not give a permit at this time until the 176th Street project is done.

Also, the annual inspection of the irrigation system is due. Don will call the county to alert them that the 176th street project has comprised our irrigation system and it will not be repaired until the project is complete. That should negate the need for an inspection this year.

176th street fencing:

Don got bids on the fence that will run along 176th. The bid the board decided to go with is \$8,500 for a wooden fence, with 6x6 posts and 2x4 stringers. Board agrees to wait until the sidewalk is done, which should be in August sometime. The company will also give estimates to the other homeowners along 176th, will include a caveat that it will be cheaper if they have it done at the same time the HOA's portion is. We will send a letter to the homeowners who also need fences along 176th to alert them to what is happening and when, in case they also want to use the same company.

Speedbumps:

Andi gave the low and high estimates she received for the speedbumps. Rick has already got the free ones the school district gave us, so the board decided to go with those. Don and Vic will try to get volunteers to install them.

Website: Doris brought the information for administering the website. The person that

does it needs to have Microsoft Front Page. Don will check into that.

ACC Report:

The ACC got the ballots out for the Spring Yard contest. Since the votes are being cast by the Homeowners, it was decided that the Board members and ACC members would be eligible for the contest.

Board:

Treasurer Doris Cirelli is keeping the board updated on the possibility that she may be moving and will not be able to fulfill her term. No definite plans or dates yet. If she does leave, Jody Holder may take over to fulfill her term.

Livestock:

Lot 19 seems to have a chicken. We still need to send them a letter. Don will email something to Doris.

Street Parking:

Sandy tried to call the fire dept, but got no response. We will continue trying to set up a demonstration as to why street parking is an issue.

Next Board Meeting is set for June 11th at 7 PM.



**HOA BOARD MEETING  
WEDNESDAY, JUNE 16, 2010  
7 PM**

Present: Don Pac, President, Vic Forsberg, Vice President, Doris Cirelli, Treasurer, Flo Pac, ACC, Sandra Thompson, Welcome Letter.

**Financials**

Total assets - \$83,695.37

Uncollected Dues -\$5852.55

Attempts to collect outstanding dues continue and may involve filing liens for non-responsive owners.

**Vehicle Entry Gates**

Ongoing problems appear to be fixed, gates are operating normally. Concern was raised regarding backup onto 176th during peak traffic times and that Board should consider leaving gate open during those times. No decision was made and gates will continue to remain closed.

**Garage Sales**

At a previous Board meet decision was made to restrict individual garage sales to one sale per owner per quarter. Board needs to devise a log to keep track of individual garage sale requests.

**Speed Bumps**

Reference spots at speed bump locations will be painted on 67th street between stop sign and gate. Locator service will be contacted to ensure no utility lines, pipes, etc can be damaged when driving in speed bump attaching spikes.

**Spring Landscaping Contest**

ACC has extended the contest period by 30 days due to weather causing delays to yard work. New date is July 25, ballots to be collected on July 26.

**Community Security**

There have been several instances of car break-ins and thefts. Board discussed stepping up Sheriff patrol frequency to perhaps four 2HR patrols per month. Cost would be \$440. Board will also research cost and effectiveness of hiring private security company.

**Web-Site**

Tustin Ranch web site is being expanded to include more info, such as registration of visitors, automatically sending updated info to registered members, items for sale (like Craig's list), other community service info.

**Board Member Expenses**

President and Treasurer positions require personal costs to each such as gas,

telephone, other miscellaneous items. These costs are out of pocket and have not been reimbursed. As our Association ages, personal costs are increasing. The Board will submit a proposal at owner's meeting this fall to compensate those two positions by waiving annual dues. This proposal is in lieu of recording, tracking, submitting individual personal costs item by item. It is estimated annual personal costs will exceed annual dues cost.

Bylaws state Board Members cannot be compensated for serving on the Board, but are entitled for reimbursement of personal costs incurred in carrying out their duties.

**HOA BOARD MEETING  
MONDAY, JULY 12, 2010  
7 PM**

Present: Don Pac, President; Doris Cirelli, Treasurer; Andi Charleville, Secretary; Vic Forsberg, Vice President; Flo Pac, ACC committee; Nate Williams, ACC committee and board alternate

Security company/Sheriff's patrol:

VP Vic has been investigating rates/patrols with a private security company to compare to the Sheriff's Patrol we have been having in the community. We can get a company to come in 3 nights a week/3 times a night at \$7.25 per patrol, which would average around \$260/month. That compares favorably with the Sheriff's patrol, which would be less nights per week.

The security company would be able to get names/addresses of those found on community property, tell those not living here to leave. They would call police for any criminal activity they see. It was questioned as to whether the security company would be legally able to issue trespass warnings to subjects. VP Vic will call and find out.

The board agreed to try the private security on a one month trial basis.

The board also discussed imposing a curfew on the community property, (i.e, the park areas). It was discussed whether if a curfew would be enforceable, and if imposed, should it be for everyone, or just minors. No final decision has been made on this idea.

Dues:

We have 10 houses in the community in foreclosure or bankruptcy. One of those owes 2 years worth of dues and the Board has already placed a lien. We have 6 houses making payments on dues and another 2 homeowners that have not responded at all.

The board agrees to send letters to the uncommunicative homeowners, Lots 92 and 132, and threaten that liens will be filed if they do not respond in some fashion by a set date. If still no word from them, then the board will file liens on both.

176th St widening:

Pierce county will be moving the water lines at the east gate soon. They have said at that time that we can put in a conduit under the road for irrigation purposes at the east gate. President Don will keep on top of this issue.

We have an estimate for staining the new fence on 176th once the widening is finished and new fences put up by the HOA and the homeowner's. The estimate is \$10 for each 8 ft section of fencing. The Board agrees to go with this estimate once the new fences are built by the HOA and doing the staining on the outside facing 176th, of the fences

the homeowner's build.

Speedbumps:

We have been given one set of speedbumps for the road coming in from the west gate. We will get the utility company out to mark where lines are to make sure we don't damage any. Once done, the Pres and VP will install the speedbumps.

Gate Marking:

The paint has already come off the "Sensor" markings at the gates. VP Vic will do them again.

Fencing:

We are having a problem with people coming into our community through the unfenced yard at lot 13. The property is a rental of Soundbilt's. President Don and VP Vic will check it out, then contact Racca to try and get him to fence the property in, thereby making our community more secure.

Homeowner's meeting:

Board sets the date for the annual homeowner's meeting for Saturday, September 11, 2010 in the park at 1 PM. Treasurer Doris will send out postcards somewhere around August 11 to notify homeowners, plus notices will be posted on the mailboxes in the community and on the new website.

Promos:

Rainier Connect has requested permission to have a Promo BBQ in our park, to serve hamburgers, hot dogs and pop, and to show their services. The Board agrees that they can do this. Rainier Connect will send out flyers a few days before to the homeowners.

ACC Committee:

The Spring Yard contest has not been receiving as much feedback as the Christmas contest did. But the Board still agrees to authorize 3 prizes, gift certificates from Alpine nursery, to the winners. VP Vic offers to get the prizes from Alpine, and Secretary Andi offers to get the signs for the winners to place in their yard.

Board member expense reports:

The HOA by-laws state: "No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties."

At this time Board members incur ongoing expenses from use of their cars, (wear & tear, gas, insur, etc), personal equipment (computers, printers, paper, toner, etc, telephones for fax and long distance calls).

Maintaining and submitting a detailed accounting of these expenses and determining fair amounts for reimbursement is a nightmare. The Board has unanimously agreed to

waive annual Homeowner's dues for all Board members with the exception of our interim Vice-President as a simpler solution for individual reimbursement.

Next HOA Board meeting is set for August 11 at 7 PM.

# ACC Meeting Minutes

July 28, 2010

Present were: Nate, Teresa, Flo, Rick & Mike

1. Majority of votes reverts back to percent of people actually at meetings due to poor attendance. Fail to show up and you give up your right to choose
2. Speed bumps still going in. May move down closer to stop sign. Will try it with a dry run
3. Tustin Ranch HOA Website up and running. Need to sign up and register
4. HOA Meeting – Sept 11, 2010 @ Park
5. Flo talked to Gary Rocca Re: Fence - Tanner (son) is suppose to be getting back to Flo
6. *Jacob Finngan will be mowing lawns for Forclosed Homes - HOA will get reimb at time of sale*
7. Spring Contest ends July 31, 2010

**HOA BOARD MEETING MINUTES**  
**TUESDAY, AUGUST 10, 2010**  
**7 PM**

Present: Don Pac, President; Doris Cirelli, Treasurer; Andi Charleville, Secretary; Vic Forsberg, Vice President; Flo Pac, ACC; Nate Williams, Alternate; Sandy Thompson, Welcome Wagon;

**Dues:**

Lot 18 has paid off their dues

Lot 14 is still making payments

Lot 7-we have written off the dues and interest from foreclosure period. We got paid a portion of dues from escrow company. We will bill the new owners the prorated dues from their sell date to end of the year.

We have \$3,180.01 outstanding including all foreclosures and bankruptcies.

**Speedbumps:**

Free ones from Bethel HS no longer available. Board agrees to table the issue for the time being and will revisit it once 176th St project is completed.

**176th St Project:**

The county generously laid conduit for us under the road at the East Gate while they were working there. We now have a 60 ft long, 3 inch diameter pipe going under the road, capped off at both ends. We can use this to run irrigation and/or electrical through when needed.

The county is also willing to relocate the rocks at the main (west) gate to wherever we want. Board decided to have them placed at the east gate and we will use them for beautification needs there.

The sidewalk along the section by 176th is going to be set soon. Section across the wetlands will have a guardrail. Board agrees to order the new fence erected once sidewalk is poured.

**Security patrol:**

We have received bills from the security company, one for work done in July, and another for work yet to be done in August. Neither was itemized with dates/times of patrols. Vic will talk to them about itemizing these bills in the future and will advise that we do not pay for services before they're provided, so August bill won't be paid until Sept 1.

**Website:**

The webmaster is trying to figure out how to do a "drop-down" menu for the meeting minutes so that folks can choose what date they want to view.

We discussed having a complaint form on the websites that homeowners could fill out. When "submitted" the form would automatically be sent to all board members. This would fulfill the "in writing" requirement the board needs to take action on a problem homeowner.

Board also discussed paying the webmaster for his time and expertise. It was agreed that we would pay him \$125/quarter for this work.

#### Parking:

Board agreed that the parking issue is still being a problem. We will check to see if our contract with the tow company is still valid. If so, we will be notifying car that if the car is parked one more time in an inappropriate place, (even if it's moved), then we will be towing at the owner's expense. Cars parked along the street are a blocking hazard to the fire department.

#### Holding ponds:

Again the county is saying they need to be cleared. The new owner over by the pond on 69th Av Ct E is willing to put a goat in there, that he will keep watch over, in order to clear that pond. We can't really do anything about the pond or wetland bordering 176th while the county is working there. But that leaves the pond behind the park. Board discussed getting goats in there too, even though it might be noisy for a couple of days. Board will look into this further.

#### ACC Committee:

Spring yard contests winners have been tallied. The prizes will be announced and handed out at the Homeowner's meeting in Sept at the park.

#### Fencing:

The lack of fence at Lot 13, giving access to our community, has been brought up with the owner (through his son). They are getting estimates on getting a fence put up and once estimates are in, the son will present them to the father. Hopefully, the fence will be erected in a timely manner.

#### Electrician:

We got an estimate on doing some electric work at the main gate. The estimate included putting up a temporary light to mark our driveway, putting lights in the columns on the gate and a breaker on the floodlights. Board discussed the estimate and decided at this time to just go with the temporary light to mark our driveway.

#### Vice President position:

Vic's one-year trial term is coming to an end. Board agreed that having a vice president was a good idea and should be continued. It will be a two-year term.

#### Homeowner's meeting:

Meeting is set for Sat, Sept 11 at 1 pm in the park. The agenda will include:

Reading 2009 minutes

Financial statements



Nominations for Secretary and Vice President  
Discussion of the new website.

**Homeowner's Meeting**  
**Saturday, September 11, 2010**  
**1 PM**  
**Community Park**

Meeting was called to order by President Don Pac

Secretary Andi Charleville read the minutes from the Homeowner's meeting on Sept 26, 2009.

**Financial Report:**

Treasurer Doris Circelli gave the financial report.

Assets total \$77,665.00, which includes Accounts receivable of \$3,000.

We have 14 homes which have not paid 2010 dues, 7 of which are in bankruptcy. we have 5 more making payments and 2 that have made no payments at all.

Income for 2010 was \$27,000. In comparison to 2009, the Association is in better shape.

Don Pac reminded owners that part of our assets include money paid to us by the county for the 176th street widening project, which will be spent one the county finishes and we have to do projects like repairing the fence, and landscaping both gates.

Don Pac asked and no owner's had any questions or comments.

**176th Street Widening Project:**

Don Pac is keeping in close contact with the county on this and they are on schedule.

When the county is done with the sidewalks and we have a good property line demarkation, we will put up our portion of the fence. The county will also be putting up a guardrail across the wetland.

The bids the board has gotten for the fence construction have been averaging around \$9,000. We have already stained some of the fence put up by owner's that didn't wait for the sidewalks to be put in. The board is also looking to get both gate landscaped once work on 176th is completed.

Don Pac appraised homeowner's that thanks to the generosity of the county, while they were working at the East gate, the county dug so that we could put a conduit in across the road at no cost to us, except the price of the conduit itself.

One homeowner asked about putting the street sign back out at the main gate. Don Pac has the sign in his garage and will see about putting it back, possibly on the stop sign. If that isn't feasible, one homeowner suggested getting a sandwich board

temporarily.

#### Website:

Don Pac advised all homeowner's present of the new website, [www.tustinranchhoa.com](http://www.tustinranchhoa.com). and encouraged everyone to go and sign up for newsletters and alerts and to encourage their neighbors to do the same.

One homeowner asked if the alerts were going to be automatic, because they haven't received anything since signing up. Don Pac indicated that is the intent, although not all features of the website are up and running yet.

One homeowner question the cost of the website. The board advise that the webmaster was being paid \$125/quarter and the web-hosting site, Go-daddy is paid \$80/year.

One homowner volunteered to help with the website if needed.

#### Elections:

The Secretary position is up for election. Don Pac asked for nominations for the position. Andi Charleville once again volunteered. No other nominations or volunteers stepped forward. Don Pac took a vote and the majority of homeowners present voted "yea". Andi Charleville will be Secretary for the next 3 years.

Last year, a "trial" Vice-President position was voted on for a one-year term. That term is up. Don Pac asked for votes on whether to make this a permanent position. One homeowner asked whether the CCR's allowed a vote to add a board position to be enacted withouth a full quorum. A spirited discussion ensued about homeowner participation and apathy. During this discussion, several ideas were voiced:

- Putting the agenda's for homeowner's meeting up on the website
- Continue doing mail/paper notifications for those homeowner's that don't have computers
- putting ability to vote on the website, in order to get votes from a full quorum of owners

Several homeowners volunteered to help the Board or the ACC Committee. Although the idea of a Vice President position has been tabled for the moment, 2 homeowners, Mark Roach and Sam Thompson, would like to help out the board in other ways, including a "communications" director.

Homeowners Mark Roach and John White will research and get bids for getting playground equipment. They will also work on trying to get volunteers to install it in order to offset costs.

#### ACC Committee:

Flo Pac presented an ACC report and announced winners of the 2010 Spring Yard Contest. 1st place-Pacs, 2nd Place-Williams, 3rd place-Matheny.

Parking is still an issue. All homeowners were encouraged to remind their neighbors that parking on the street is not allowed. One homeowner suggested that we have one side of the street be painted for a "fire lane", using the side the hydrants are one, but CCR's state that NO street parking is allowed.

John White offered to take 68th Street for the ACC.

Holding Ponds:

Don Pac advised that the County inspects our holding ponds, and that as long as access is there and the intake/outtake valves are clear, working and accessible, the county is satisfied. Don Pac advises how much money it costs to have the ponds cleared, as well as the costs of having goats. The board will be looking into both matters.

Meeting was then adjourned.

**HOA BOARD MEETING MINUTES**  
**FRIDAY, SEPTEMBER 17, 2010**  
**7 PM**

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Flo Pac, Sandy Thompson, Larry Thompson, Sam Thompson, Mark Roach, Vic Forsberg, Nate Williams, Rick Healy, Donna Healy

We went over the Homeowner's Meeting on Saturday, Sept 11. Board and present homeowners agreed that communication with homeowner's was the main complaint from the meeting.

Mark Roach agreed to help with the communication. Ideas were presented from all present. Included was the different ways to keep in contact with the homeowners. Also the idea of presenting homeowner's with an agenda for the monthly Board meetings, as well as a sign of somekind to alert homeowner's about events, meetings, etc. The Board agrees that a mailing would be done to all homeowner's to include the following:

- Board meeting minutes from 09-17-10
- An agenda for the upcoming board meeting on 10-08-10
- Another notice about the website and encouraging homeowner's to sign up with their email addresses.

More ideas to better facilitate communication would be thought over and brought up at the next meeting. Mark was informed that all meeting minutes are available in a hard copy through the Secretary, Andi, for those that want them, until the website is fully up and fully functioning.

The website is in it's infancy. It will grow, and ideas were discussed about different features that could be added, including a section for babysitters, lawn jobs, etc. and an "events" section.

Discussion occurred on trying to get volunteers to help with projects in the community, such as rebuilding the fence along 176th, cleaning retention ponds and installing playground equipment. It was pointed out that maybe one way to communicate with homeowner's is aksing for volunteers and reminding homeowners that if a project needs to get done, without volunteers, the Board will need to pay more money to accomplish the project.

Also brought up was the fact that maybe projects need to be prioritized. For example, the fence along 176th will have to be done, in order to comply with county ordinances as well as keeping our community sercure. Also, the roads will probably need to be paved in the next few years, to combat the cracking happening due to tree routes. Should that be taken into account before agreeing on a project like a playground.

These issues have merit and should be discussed further.

One board member brought up the possibility of changing the CCR's to read that votes just need to be a simple majority, instead of a quorum of homeowners, since participation is so abysmal. No decision was made. The board needs to look into the by-laws to see if a change could even be made without getting said quorum.

The treasurer informed the board that one of our CD's is coming due. Discussion about whether to roll into another CD or try another option that may generate more interest, since CD's are only offering 1/2 % at the moment. Don will look into the possibility of a higher interest account offered by a local bank and if there is a maximum limit we could deposit.

Mark Roach will look into getting info on the playground equipment, including getting multiple bids on different types of configurations.

**The ACC is looking for new members. Those interested should contact Flo Pac. This is your way to participate in your community!**

Meeting was adjourned at 9 PM.

**HOA BOARD MEETING  
FRIDAY, OCTOBER 8, 2010  
7 PM**

Present: Don Pac, President; Andi Charleville, Secretary; Mark Roach, Communications; Flo Pac, ACC committee;

**Communications:**

Mark is working on a comprehensive database of homeowners, complete with any email addresses we can get.

We have gotten 7 new sign-ups on the website since the mailing.

**Treasurer:**

Doris is gone out of town until after Christmas. Jody is unable to cover, so Don and Andi will sign checks and make deposits. The rest will wait until Doris returns.

**Lot 13:**

Racca has put the fence up at the rental house at Lot 13. Thank you note went out to them for doing as they were asked.

**Lot 139:**

We have gotten a bank query for lot 139 on transfer fees and dues. It may be in the middle of a sale.

**Dues:**

We have \$2800 outstanding in dues. Our assets are \$76,500. We have several owners making payments. It was discussed as to whether we wanted to send letters out to those owners, asking them to pay the balance before the 2011 dues are due. No decision was made.

**176th street project:**

The west gate is back open. The county assured us that no closure of the east gate would be necessary before spring.

We have 3 bids for our portion of the fencing bordering 176th. The bids include the companies actually building it. Mark is going to try and get a list of volunteers, so that maybe the HOA can save some money by building it ourselves.

**Website:**

No changes yet.

**Playground project:**

Mark has gotten 1 bid so far. Is planning to get 2 more and will also work on a list of

volunteers that may be willing to install it. A question arose as to whether he was also looking to see if they were fireproof, since some communities in the greater Seattle/Tacoma area have had their playgrounds torched by unknown persons. Also, questions as to if our insurance policy covers if property damage like that happens, or if it could be added to our policy and for how much.

#### ACC Report:

The Christmas decorating contest will proceed again this year. The committee will make decisions soon as to whether it will be homeowner's voting again. Both the President and the Secretary would like to disqualify their houses from being apart of the contest. It was also brought up that maybe, if homeowner's vote, the ballot box should not be at a house that is able to be voted on. Mark raised the idea of allowing voting on the website as well.

#### Irrigation systems:

Don has gotten a bid for the community area over on 69th. It will cost approximately \$2,000 to get an irrigation system fully operational over in that area. Also, we have a bid of \$400 to rework the timers in the main park. Don has contacted the county to shut off the water to the main park for the winter.

The board sets next months meeting for November 8th and the December meeting for December 8th. Both meetings to be at 7 PM.



HOA BOARD MEETING  
MONDAY, NOVEMBER 8, 2010  
7 PM

Present: Don Pac, President; Andi Charleville, Secretary; Mark Roach, Communications; Flo Pac, ACC; Sandy Thompson

Treasurer's Report:

With Doris still out of town, Don gave a brief overview of the Association assets and accounts receivable.

Neighbor disputes:

Neighbors are trying to pull the board into their disputes over loud parties, etc. Board will stay out of them unless multiple complaints come in, in writing, regarding a main instigator. Then only as allowed by the covenants.

Welcome "wagon":

Mark will take over doing welcome letters for new residents from Sandy, who is not able to continue.

Communications:

Mark has finished up making the rounds of the community. He has left letters about the website at every house not signed up on the website, making notes of those who say they have no internet/email access. Those homes will continue to get regular mailed correspondence. He will also work with the webmaster to call questionable subscribers on the website, to make sure only community residents/owners are subscribed.

Playground:

Mark will wait until spring to do any more on the playground research.

Retention Ponds:

Mark will try to get volunteers ready for late winter/early spring to clean retention ponds/wetland areas. Will probably start with the biggest one first, while we have the most volunteers. Volunteers will dry up as the work progresses.

Parks:

Irrigation to the park has been turned off for the winter by the County. They will turn it back on in the spring, at no charge.

ACC:

The committee will be sending out a letter around November 13, about the Christmas decorating contest that will be taking place again this year.

They also have put out a notice on the website that they need another member, due to one member resigning. The CCR's say it needs to be an odd number of members, and right now they have 4.

**176th St Project:**

Don has gotten 3 bids for putting up the fence on 176th, now that the county has gotten the sidewalk done. Discussion took place as to whether we needed to put a fence around the wetlands, since the county will be putting up a guardrail and we are not required to have the fence. But board agrees that for security of the community and liability reasons, we should fence it. One of the bids was way outrageous, and the other two are closer, but one is using heavy-duty posts. That will be the one the board goes with.

**HOA BOARD MEETING  
WEDNESDAY, DECEMBER 8, 2010  
7 PM**

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

**Treasurer's Report:**

President Don Pac gave an abbreviated treasurer's report since Treasurer Doris Cirelli was not present.

**176th Project:**

The fence along 176th has been started. Weather delayed it, but it will continue once the weather is favorable.

**Neighbor dispute:**

Don updated the board on the neighbor dispute going on. The board is staying out of the dispute. Legal action has now been taken between the parties.

**ACC Report:**

No ballots have yet been received in the Christmas decorating contest. The contest ends Dec 28th, and prizes will be awarded on Dec 29th. The board member's houses are not eligible to win. Board does authorize cash prizes in the amounts of \$75, \$50 and \$25.

**Treasurer:**

Doris is due to return on Jan 15th. Since the yearly dues have, in the past, needed to be received by Jan 31, that will be too short a time period. Board members present agree to hold off on sending the invoices until Doris returns, and then have a due date of Feb 28th.