

HOA BOARD MEETING  
MONDAY, JANUARY 17, 2011  
7 PM

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

Treasurer:

Doris is back but unable to attend meeting. She will get dues invoices out by the end of the week. This will give owners until Feb 28, due to late invoicing.

Landscaper:

Received bid from the landscaper for common area on 69 Ave Ct to put in irrigation system. Bid is \$1650 plus permits and tax.

He also submitted a bid for upgrading the irrigation timers in the park. \$670 would replace all the timers with new ones. The ones we have now have been discontinued, so replacements will be hard to come by. They are obsolete and cost around \$150 each to replace.

We have more inquiries coming in about foreclosed homes.

The president brought up several issues that the board should address next time when all members are present:

Should all expenditures voted on by the board be unanimous?

Should the board stock extra gate remotes and have those available for purchase?

What will be the board position regarding dues for empty lots? (due to Judi Collins having just sold one in the community to another owner. They may or may not be building a home on it. Judi is exempt from any kinds of dues on the lots she owns due to an agreement with Soundbuilt)

HOA BOARD MEETING  
WEDNESDAY, FEBRUARY 9, 2011  
7 PM

Present:

Don Pac, President  
Andi Charleville, Secretary  
Doris Cirelli, Treasurer  
Flo Pac, ACC  
Mark Roach, Communications  
Donna and Rick Healy

Main Gate:

was hit yet again by the car of a visitor. Don has insurance info and pictures. He will be submitted repair to the car owner's insurance. Until then, gate is open.

ACC:

Wants to take up the issue of street parking. After lengthy discussion, the board wants the ACC to draw up a procedure for handling these complaints, up to and including having the vehicle towed at the owner's expense. Once the procedures are in place and agreed on, the board will send out notices to all homeowner's, via mail, email, website and newsletters delivered to homes that will address the problem. The board will follow these procedures if there is a formal, WRITTEN complaint in regards to a certain vehicle. All homeowner's will be notified of this fact and the procedures in the notices. Don will draft the notice once the ACC has the procedures down and they have been agreed upon by the Board.

Treasurer's Report:

2011 dues:137 lots billed.

Doris gave a rundown of dues payments received and those outstanding. The due date is 2-28-11.

We have 5 vacant lots.

One lot in foreclosure has had the auction postponed.

Communications:

Mark Roach gave an updated owner's list. He also agreed to handle distribution of the Parking on Street notice once they are done.

Fence on 176th:

Last section left will be finished on 2-11-11. Board authorizes pressure washing and staining of all sections once weather is appropriate.

Complaints:

We have owner complaints on barking dog. Andi will call animal control to see if there is any kind of provision for "nuisance dogs". Don will draft a letter to the homeowner, for the 4th year in a row, about his dog and assessing fines if needed.

ACC Committee:

ACC has a new member, Chris Gough, replacing Mike Collins.

Next meeting will be Wednesday, March 9, 2011.

**HOA BOARD MEETING  
WEDNESDAY, MARCH 8, 2011  
7 PM**

Present:

Don Pac, President  
Andi Charleville, Secretary  
Doris Cirelli, Treasurer  
Flo Pac, ACC  
Chris Gough, ACC  
Theresa Rawson, ACC  
Jody Holder, ACC

Parking on Street:

ACC has chosen 2 parking notices, a first violation and a second violation. 1st notice will give them 48 hrs to move the car, 2nd notice will notify that if the car is parked in the street again, it will be towed at owner's expense. Signs and notices will be ordered this week.

ACC will keep track of vehicle plates that are given notices.

Andi will check on seeing if some computer link with WA State DOL is available that we can check vehicle registrations to make sure if they are guests or not.

Derelict/stored vehicles:

Discussion occurred about whether to go after derelict/stored cars. Final decision was that if the car is inoperable, then notices should go out that vehicles need to be moved. Per CCR's, no stored vehicles are allowed on visible property.

Gate:

Delay on the repair of the main gate as the repair was not done to standards. Will be at least another week.

Treasurer's Report:

Doris gave treasurer's report of accounts payable/accounts receivable. Included Dues still to be collected and expenses due to go out.

Park Sprinklers:

Have accrued additional expenses due to the brittleness of the irrigation pipes that keep breaking while the landscaper is trying to replace the timers.

Next Meeting:Friday, April 15.

# ACC Minutes

April 20, 2011

Present: Jody, Teresa, Nate & Flo

1. Approval of swale for lot 141
2. Discussed Parking Violations on Street – Tagging for Towing
3. New Owner for Lot 120
4. New Renter for Lot 107
5. Discussed Spring Letter – Date to start watching for yard and garbage can violations. Due to late start to spring will extend to end of May before sending out violation letters.
6. Next Meeting May 5<sup>th</sup>

HOA BOARD MEETING MINUTES  
FRIDAY, APRIL 22, 2011  
5 PM

Present:

Don Pac, President  
Andi Charleville, Secretary  
Doris Cirelli, Treasurer  
Flo Pac, ACC  
Vic Forsberg, homeowner

Covenant Violations:

Board members agree that the ACC has the authority and the responsibility to handle CCR violations, including parking violations. This applies to violations that have a 'formal, written' complaint or on-view.

On street parking:

The Board officially approves the procedure that was discussed and agreed upon verbally in last month's Board meeting:

1-when a violation occurs, an ACC member will post the vehicle with a "1st notice" letting the vehicle owner know that they are in violation and the vehicle must be moved within 48 hrs. At that time, the vehicle's license plate will be recorded with the other ACC members and the Board.

2-if the same vehicle is found again parked on the street, regardless of how much time has passed, it will be posted with a "2nd notice" letting the vehicle owner know that the vehicle must be moved (without a time frame given), or it will be towed at their expense.

3-the ACC member will then notify one of the Board members, who will wait 24 hrs. If the vehicle is still there, then the tow company will be called to remove the vehicle.

4-once the 2nd notice has been given to a specific vehicle, if it is found again, at any time parked on the street, it will be towed without any further notice.

Website:

A suggestion was made and approved by the Board, that the minutes of the ACC meeting minutes should also be posted on the website. Flo Pac will see to getting the minutes sent to the webmaster.

CCRs:

Discussion arose about what would be needed to amend our CCR's to include another 2 positions, VP and Sgt-at-arms, to the Board. It was agreed that if we are interested in going this route, the first thing would be to get the change written up by the attorney, who would handle all the paperwork legally, should the owner's approve. Don will call the attorney to find out how much he would charge the HOA to do this. He will inform the other Board member's in the May meeting.

#### Mailbox:

The damaged mailbox has been replaced and new locks installed and the Post Office has done its part. Homeowners affected were notified that the new keys were available. All but 3 homeowners have picked up their new keys and returned the old ones to the President.

#### Holding Ponds:

We should expect to have to clean out the holding ponds this spring/summer. Last November, Mark Roach said he could possibly get a list of homeowner's to help get together and do this. Don Pac will call Mark Roach to remind him of this and see if the group can get moving on this issue.

#### Playground equipment:

Now that spring is here, Don will remind Mark Roach that he offered to research purchasing and installing playground equipment in the park.

#### Treasurer's Report:

Doris delivered the treasurer's report to the board, including homeowners that still owe full or partial dues payments.

#### Park/Sprinklers:

The sprinkler heads and timers have been repaired/replaced in the park. Don has arranged to have the water turned on in the park on May 1.

#### 176th St Widening:

Our part of the new fenceline has been finished facing 176th. The fencing has also been stained. We have one owner that faces 176th who still has not finished his fence. The board agrees to send him a letter reminding him that he needs to finish it, giving him a 6 month time frame to do so.

#### Gate Sensors:

Vic Forsberg would like the board to buy road paint to redo the "Sensor" stencils at the gates. The Board agreed.

Next meeting:Monday, May 16th.

**HOA BOARD MEETING  
WEDNESDAY, JUNE 8, 2011  
7 PM**

**Present:**

Don Pac, President  
Andi Charleville, Secretary  
Doris Cirelli, Treasurer  
Mark Roach, Communications  
Flo Pac, ACC Committee

**Treasurer's Report:**

Doris gave the treasurer's report, including an up-to-date fiscal statement.  
Don will research to update the amount on the lien for Lot 133.

**Website:**

Is now being hosted by GoDaddy.com. Payment due to webmaster in July.

**Garage Sales/Gate openings:**

Board voted to amend the limit of garage sales to once a month for the homeowner that is using them to supplement family income. But board will not open the east gate for these garage sales, only the main (west) gate. The east gate will only be opened for the community garage sale in July.

**Retention/holding ponds:**

The ponds need to be cleaned out. Mark is working on getting a work crew together and will send emails/notices to the homeowners to try and get volunteers.

**Fences on 176th:**

Need to be pressure washed and stained. Also, Lot 001 has not erected the fence that was removed for 176th St Widening project. Per CCR's, houses bordering 176th must have fences to ensure community security. Letter needs to be sent to the homeowner. Andi will do a draft for this letter.

**Park:**

Still have the strip that is flooded and waterlogged. Don has instructed the landscaper to fix.

**Reserve Funds:**

Don attended a conference for HOA's. One item that was brought up was that some banks will not approve loans/mortgages if the HOA's can't prove they have reserve funds for maintenance. Board discussed and determined that our CD's were in fact, our reserve funds. Doris will start showing them as such.



#### Additional board members:

After discussing with the board about putting two additional members on the board. According to the CCR's, in order to make any amendments to the CCR's, there needs to be 75% of the homeowners agreeing. The board agrees that trying to even get 75% of the homeowners to vote would be impossible. This idea is tabled indefinitely.

#### Playgrounds:

Mark is getting ready to research purchasing/installing a playground in the park. He has been given a budget \$5,000-\$8,000. The Board will not make the decision, but will leave it up to the homeowners. Mark asked if a letter could be sent out to all homeowners asking if they would agree to a playground purchase of up to \$8,000 before the research is done, as it is time-consuming. The Board agrees. Mark will send out the letters/notices and if no response, will start knocking on doors so that we can get a quorum of homeowners involved in the vote.

#### Signs:

Some of the stop signs in the community are faded and/or damaged. They probably need to be replaced. Doris will go through the community and see exactly which ones need replacing. The board will discuss further at the July meeting.

#### Gate:

The "Sensor" markers need to be replaced. The board agreed last meeting for Vic Forsberg to buy the paint. He still has the stencils and will do that painting. Don will check with him about this.

#### Annual Homeowner's meeting:

Flo will reserve a date at the library for either Sept 12 or Sept 19 as a backup. Will try to have the meeting in the park in August, though. Need to check for the Seafair dates so our meeting doesn't have low attendance due to that. Flo will talk to the ACC committee to see if they want to do a BBQ to coincide with the meeting in the park.

Next Meeting is Wednesday, July 6, 2011.

**HOA BOARD MEETING  
WEDNESDAY, JULY 6, 2011  
7 PM**

**Present:**

Don Pac, President  
Doris Cirelli, Treasurer  
Andi Charleville, Secretary  
Flo Pac, ACC  
Mark Roach  
Sandy Thompson  
Leo Simmons  
Rick Healey  
Donna Hollenbach

**Finances:**

Doris gave the Treasurer's report through June 2011.

**Dues owed:**

The board has made a discovery about foreclosed homes. It seems that the person/company taking over the home has no legal obligation to pay any monies owed on the property (including HOA dues) that is older than six months prior to the foreclosure date. With this information, the board agrees to send out notices to all homeowners in arrears that unless dues are paid in full, liens will be filed on the homes. The only exceptions will be those homeowners who had previously made payment arrangements and ARE PAYING AS AGREED. All homes presently in foreclosure will also have liens placed. Each homeowner will be notified that the amount will include a \$326 fee, which includes a \$200 service fee, plus two \$62 fees, one for placing and one for releasing the lien.

Any homeowner's who do not pay in full within 1 week, will have the liens placed. Leo Simmons and Rick Healey have volunteered to go door-to-door and notify the delinquent owners.

When Don goes to file the liens in one week, he will also update the lien already in place for Lot 133 to include the updated interests.

**Sewers:**

The problem with the sewers affecting several households is an HOA problem. As such, the HOA has paid for the repairs. We have also set up an account with FloHawks in case this happens again. We need to get a layout of the sewer system in the community from the County to have on hand. Only members of the board are authorized to use the account. Should such a situation occur in the future, the board agrees that the homeowner(s) affected should call for repair. Only if we are told it's a system problem would the HOA step in.

**Retention Ponds:**

Two of the retention ponds were cleaned in a "clearing day" organized by Mark Roach. The total cost to the board was \$126, for equipment rental and food/drinks to supply to

the volunteers.

#### Playground Proposal:

The letters to the homeowners are going out this week. It will include a description of the proposal, the budget the Board approved, and where the playground will go. Then we will give the homeowner's a postage-paid postcard with a simple "Yes/No" vote option. They will be due by August 5.

#### ACC:

The ACC is going to be in charge of the BBQ for the Homeowner's meeting in August. The Board and ACC have set the date of Saturday, August 12. Meeting will be at 11 AM, with the BBQ to follow.

#### Landscaping:

Sprinklers have been installed in the common area on 69th. He finished the drain in the park on 66th.. He laid beauty bark at the main gate. We still need to landscape the main and east gates, but will wait until the County is completely done on 176th. Discussion of the gate landscape included the idea to have two flagpoles put up at the main gate, fly the US flag and the WA state flag. Another idea was to have a custom made "Tustin Ranch" flag. This can be discussed further.

#### Streetsweeping:

One homeowner at the meeting brought up the possibility of getting a streetsweeping in, especially after July 4th. The board asked the homeowner to try and get prices for this.

#### Fences:

A letter was sent to Lot 001 to ask them to complete their fence. It seemed to have worked, as the homeowner has gotten the fence completed.

#### Barking dogs:

We have had complaints about one homeowner's barking dogs. The board will send a letter asking them what they have tried. We will try to work something out with this homeowner to avoid going to fines.

#### Main Gate:

Both sides of the main gate are hanging low. Might need to either adjust the top tension or pay to have the hinges hung higher. New hinges would cost a lot. The board will revisit this at a latter date.

#### Stop Signs:

We need 9 of the 11 stop signs in the community replaced. We also need a street sign by the East gate. Rick Healey says he might be able to get the Board a good deal on these.

Next meeting will be August 5th at 7 PM.

# ACC Minutes

July 7, 2011

Present: Jody, Teresa, Nate & Flo

1. Discussion on collections of past due homeowners dues
2. Playground Proposal: Having the equipment put at park area located on 69<sup>th</sup>. Letter for approval of playground equipment will be going out soon.
3. East Gate will be raised due to dragging
4. Two retention ponds cleaned. Plans will be set for other two ponds.
5. Street Sweeper – Have not received all bids for decision
6. Garage Sale 7/9/11 – 7/10/11
7. Homeowners meeting set for August 13, 2011 in Park @ 11:00
8. Next ACC Meeting – August 5th

**HOA BOARD MEETING  
FRIDAY, AUGUST 5, 2011  
7 PM**

Present:

Don Pac, President  
Doris Cirelli, Treasurer  
Andi Charleville, Secretary  
Flo Pac, ACC  
Mark Roach  
Leo Simmons

Treasurer's Report:

Showed the report that will be presented to the Homeowner's at next week's meeting.  
Has a comparison between 2010 and 2011 accounts receivable and accounts payable

Regarding dues:

Lot 106 is making payments

Lot 110--the auction has been delayed yet again

Lot 093--has new owners

Lot 039--received overpayment. The overage will be refunded.

Lot 072--is having problems but is trying to get caught up. Board will stay apprised.

The board agrees that liens will be filed on Lots 110, 132 and an update lien for Lot 133.

Main Gate:

The secondary claim made to progressive to fix the main gate hinges was denied. Per a verbal agreement with the board President, Southgate Fence has agreed to absorb the expense.

Landscaper:

Need to get a bill from him for the work done repairing the sprinkler system in the park that was damaged. We will pay for the time and expense. The workings are now bolted down so they cannot be accessed again and damaged in this manner.

Homeowner's Meeting:

is set for August 13 in the Park at 11 AM. Don has agenda. The Board has agreed that we WILL stick to the agenda and not let the meeting get out of hand like last year.

Any new business will be at the end of the meeting.

The ACC is handling the BBQ after the meeting.

Playground Proposal:

We have only received 71 votes in total. The board agrees that a second letter should go out to the homeowners that have not responded. The secretary had a sample ready to go, and it was approved. The secretary will get the list to Mark Roach, who will send out a second letter and ballot to those homeowners.

#### ACC Update:

Flo gave the ACC report.

It's been determined that the violation letter that the ACC uses is a bit harsh. A letter abrasive letter has been made and will be used in the future.

The ACC received a suggestion to put signs in the park saying "No peeing, no littering" etc. The ACC voted "No."

They will handle getting the supplies for the BBQ.

Mailboxes need to be cleaned...Doris has agreed to do this.

#### Speedbumps:

The idea of speedbumps has again been brought up. The Board agrees that if Mark Roach wants to do the research, they will take it under advisement.

#### Retention Ponds:

The other two need to be cleaned. Mark Roach will try to set up another volunteer day. The Board agrees that it would be feasible to get locks for all the retention ponds that share one key.

Next Board meeting is September 19.

HOA BOARD MEETING  
SUNDAY, AUGUST 28  
11 AM  
Follow-up to Homeowner's Meeting

Present:

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

Stop Signs:

The stop sign at the main gate still needs to be replaced. Don will contact Rick Healey about it, as we did get enough to replace all the signs in the community.

Dues:

We have received about \$800 in dues since the meeting. But we still have some that are still outstanding. Board agrees to the following actions:  
Liens to be placed on lots 110 and 132, as well as updating the lien for Lot 133.  
Letters to be mailed to Lots 82, 62, 38 and 34, saying that if payment are not made in two weeks, liens will be placed, and all fees will be charged to the homeowner.

The board discussed needing guidelines that will automatically triggering filing of liens for the future. Those triggers will go out with the 2012 invoices.

Fence at Lot 001:

Need to get input for homeowners at lot 1 and 2 about putting up a fence to secure the community.

Park:

Board discussed item that came up at homeowner's meeting about putting lights in the park. Board will try and get bids for placing these lights, whether they can be solar powered, or if we need to tap into the electricity at one of the homes on either side. Also need to look into the signs stating that the park is closed at 10 PM.

Kids:

discussion was raised at the park about setting a curfew in our community for minors. Board agrees that any curfew is unenforceable by the board, and they cannot count on help from the parents, so there is little point in discussing it further.

Volunteers:

Several homeowners volunteered their services for different things during the homeowner's meeting. The full list was given to the President. He will try and get with these homeowners to arrange services.

#### Landscaper/Dead trees:

There are several dead trees at the end of our property bordering 70th. We need to check and see if these are the HOA's responsibility or the County's. If ours, we may need to pay to have the trees removed before they fall and cause damage. Don will check with the county to see whose responsibility they are.

#### Retention Ponds:

County needs to inspect the ponds. They have agreed to postpone the inspection until after the other ponds are cleaned out. That has been set by Mark Roach. The Board needs to check as to whether he paid for the food/drinks for the volunteers or if the HOA paid, because he is advertising "steaks" this time and if the HOA is paying, that is not something the HOA is willing to pay for.

#### ACC:

Several homeowners complained to the ACC about removal of trees on Lot 027. The Board discussed and looks at the CCR's. Trees are not covered by the rules for having to submit plans, as they are landscaping, not "structural" changes. However, Lot 027 never did submit plans for the building of the stone wall and the arch, which are covered in the CCR's. A letter needs to be sent to the homeowner about this. Flo of the ACC committee will handle this letter.

#### Playground:

The second set of votes has gone out with limited response. The "Yeah" votes not close to the needed minimum of 92.

Next Board meeting is set for Sept 26 at 7 PM.

The October meeting is set for Oct 11 at 7 PM at the request of the secretary, who will be unavailable after that date.



**ANNUAL HOMEOWNER'S MEETING  
SATURDAY, AUGUST 13, 2011  
11 AM  
TUSTIN RANCH PARK**

Meeting was called to order by President Don Pac

Minutes from the 2010 meeting were read by Secretary Andi Charleville

President Don Pac verified attendance. There is enough in attendance for a quorum.

Treasurer Doris Cirelli read the financial report.  
The HOA assets total \$76,654.01  
Dues equal \$28,014.75  
She also included a projected budget for 2012.

Don again encouraged owners to sign up on the website.

Don Pac gave an update on the 176th project. Lights are going up as well as a rail across the wetlands. They are on track to finish this fall per the contact with the county.

Mark Roach gave an update on the holding ponds and thanked those that helped with clean up.

Mark Roach gave an update on the playground proposal. We only got a 50% response back on the votes we sent out to all homeowners. We are sending out a second round of letters to those owners that have not responded. So far, we have 43 aye votes and 40 nay votes.

The office of Treasurer is up for re-election. President Don Pac asked for nominations. Only Doris Cirelli was nominated. He asked for a vote of members present. Majority voted for Doris. Doris Cirelli was elected for another term as treasurer.

An ACC committee report was given by Flo Pac. All owners were thanked for being so quick to respond to ACC letters and clear up their yards.

Thanks were also given to the following:

Rick Healy and Leo Simmons have gotten replacement stop sign for the community to replace those that are faded. They will be installing them soon.

Leo Simmons is the new member of the ACC.

Doris Cirelli is cleaning all the mailbox clusters.

Sandy Thompson for calling in reminders about meetings.

Mark Roach for spearheading the pond cleanups and playground project.

Judy Collins for her continued support.

Don Pac reported that money has been set aside to landscape the areas around both gates once the county is completely finished with the 176th St widening. We discussed with homeowners present about the possibility of installing one or two flagpoles at the

main gate. Voting on this was tabled until later in the meeting.

Several homeowners volunteered services for the community. Mark Roach will coordinate.

Don Pac gave a report on the state of the community:

Some of our roads are starting to crack and will have to be repaired. Sprinkler system in the main park and by west gate has been repaired and update and installed in the common area on 69th.

Gates will have to be raised, as they are close to dragging on the ground.

Damaged to vehicle and pedestrian gates over the last few years have been costly. Some expenses have not been recovered since we don't know who did the damage. Also damage has been done to other areas of the community. We feel like the community needs a surveillance system at the gates. One homeowner offered help with this, as it is his area of expertise.

Also brought up was the fact that the community is open over by the east gate between Lots 001 and 002. Maybe a hedge or fence needs to go up there. Plans will be discussed and brought to the Board.

There was an incident with the sewer system in 69th. Since it affected several home and was in the main lines, the HOA is responsible for repairs. We have set up an acct for any repairs needed in the future.

Don Pac opened the floor to new business:

It was again brought up that we maybe need a neighborhood watch or some kind of phone tree. Several homeowners volunteered to help. Name and phone numbers will be gotten at the end of the meeting.

It was suggested that the park have defined hours after which no one can be in the park. The owner's present voted and agreed, the park is now closed at 10PM. The board will make up and post a sign to that effect.

It was suggested that lights be put up in the park. It was discussed but no decision made.

The following issues were brought up for a vote:

Should the HOA install a security video system at the gates? Majority present voted "Aye"

Should the HOA keep the 2012 dues at the 2011 rate? Majority present voted "No"

Should the HOA install a flagpole at the main gate? Vote was tabled until a later date.

Don Pac indicated that his term as president would be up next year and he will most likely not run again. Those homeowners present should think about stepping up and volunteering for this position.

President Don Pac adjourned the meeting and everyone was invited to join the BBQ set up by the ACC.

# ACC Minutes

## September 7, 2011

Attendees:

Flo  
Teresa  
Jody  
Nate

Getting Stop Signs from Rick along with (3) ea 'Park Closed' signs to put along park fences.

Retention Ponds – Being Cleaned Saturday Sept 10<sup>th</sup> – afterwards there will be a Steak Barbecue furnished by Mark Roach.

Don & Flo to check with county on who is responsible for taking out dead trees along 69<sup>th</sup>.

Approval of design for new residents – Flag Pole & Shed

Discussed complaint by homeowner which was returned on the playground ballot

Working on getting Security Camera Pricing

Getting pricing on 'No Trespassing' Signs for retention ponds

Having retention ponds fences pressure washed and re-stained

**HOA BOARD MEETING  
MONDAY, SEPTEMBER 27, 2011  
7 PM**

Present:

Don Pac, President  
Andi Charleville, Secretary  
Doris Cirelli, Treasurer  
Flo Pac, ACC  
Mark Roach  
Jody Holder  
Donna Healy  
Nita Simmons

Financial Report:

4 liens were filed on Lots 034, 110, 132 and 133.  
Letters have been sent out to lots 038 and 082. They have until Sept 30 to respond, or liens will be filed on those lots.  
The remaining outstanding lots are making payments.

2012 Dues:

The board agrees that we should keep the terms of paying dues the same as they were for 2011. Give option of one payment or 2 equal payments. But we will be getting quicker start on going after those that don't respond at all.

Holding Pond Trees:

Don has checked with the county on whose has responsibility for the two dead trees in the "landscape buffer zone" by the holding pond. According to the county, we are responsible, but we need the county's approval to remove them. Don has a call in to get that approval. In the meantime, board will try to get bids on removing the trees pending approval.

Playground Proposal:

The final count for the playground was 61 yays and 37 nays. The other homes did not respond after 2 ballots. Per the by-laws, there needs to be 2/3 of the homeowners voting "yes" to pass. Mark Roach disagrees, since other items were passed in the homeowner's meeting in August with just 20% quorum. After much heated discussion, the board has voted to not go ahead with the playground at this time. If next year's homeowners' meeting has enough for a quorum, anyone is welcome to bring it up for a vote.

Holding Ponds:

Mark Roach is going to research getting goats to clear out the holding ponds. It will be discussed at a future meeting.

Mailbox cluster:

The mailbox cluster on 69th has been damaged. It's been jury-rigged by Don. The new cluster has been ordered and will take approximately two weeks to arrive.

Fence Maintenance:

The fence at both gates was pressure-washed by Fred. It will be stained. Board agrees to post a "thank you" to Fred on the website.

Fence at East Gate:

We have talked to the owner of Lot 001 about get a fence to cut off the access through his yard. He is on board with the HOA building a fence. We need to get the OK from the owner of Lot 002 as well.

Handyman:

The Board is going to put up a sign requesting a handyman for odd jobs around the community. A fair wage will be determined. If we don't get anyone who would like the job, we may check out "Mr. Handyman".

Park Closing:

The signs stating that the Park is closed at 10 PM have been ordered at will be put up once they arrive.

Retention Pond signs:

The Board will talk to Rick Healy about getting "No Trespassing" signs for the retention ponds. The ones we have are getting beaten up and faded.

Common Areas:

The fence behind Doris' house that borders the common area still has a problem with the tree that has been damaged by kids.

Next meeting is on Tuesday, October 11.

**HOA BOARD MEETING  
TUESDAY, OCTOBER 11, 2011  
7 PM**

Present:

Don Pac, President  
Doris Cirelli, Treasurer  
Andi Charleville, Secretary  
Flo Pac, ACC  
Leo Simmons

Treasurer:

Lot 082--needs a lien filed against it  
Lot 062--send a letter to about what is due or lien will be filed  
Flo will make calls to Lots 081, 088 and 099 for one last attempt

Dead Trees:

Don is still working on getting the approval from the county to take them down

Fences:

Fences have been pressure washed, but there will be no time for staining due to the weather. Board agrees to get staining done in the spring.

Lot 001:

Don has gotten an approval from the lot owner on the fence built on their property line to secure our community. We now need the same approval from the owner of Lot 002.

Handyman:

Board agrees that it would be better to pay by the job. Doris will put the sign up in the community.

Projects:

Board agrees that any project in the community that is not maintenance-related will be left up to owner vote at the annual meeting where a quorum is present either in person or by proxy votes.

On Street Parking:

There are 2 vehicles that are now eligible to be towed. The board agrees that in order to protect the HOA, it will be best to send a letter to the owners, reminding them that the vehicle has been ticketed twice and is subject to towing. Don will check with the tow company to insure that they will come out at night (after dark) and giving them names of those individuals that are authorized to call for a tow. Board agrees that since Leo is doing the majority of this patrolling, he should be one.

ACC:

Has received a letter from a new homeowner that will need to build a ramp in front for wheelchair accessibility. Homeowner was asking if they needed to submit plans and wait for approval. ACC asked board. Board indicated that due to the ADA laws, it might be best to just tell them to build what they need and send the "plans" in after the fact.

Next Meeting:  
Wednesday, November 9, 2011

**HOA BOARD MEETING  
WEDNESDAY, NOVEMBER 9, 2011  
7 PM**

Present:

Don Pac, President  
Andi Charleville, Secretary  
Doris Cirelli, Treasurer  
Flo Pac, ACC  
Leo Simmons, ACC

Treasurer's Report:

Doris gave reports on the homeowner's that are past due on their dues. Letters are going out to the overdue homeowners that any homeowner's that are not fully current by the end of 2011 WILL have liens filed on the property.  
The HOA has \$73,223.86 in assets. This includes all the accounts plus the CDs.

176th Widening project:

The lights are 70th are now working. There are obstacles preventing any left turn out of the community. The county has assured us that by the time they quit for the winter, all 4 lanes will be open and the streetlights will be operational and on.

Trees in buffer zone:

County has given okay to remove the dead trees in the buffer zone, but says we must leave stumps of 15-20 ft high for wildlife protection. Don has not yet had a chance to call the removal services, but all board members had agreed at the last meeting to the bid that had been received.

Landscaper:

The landscaper will work to get the main gate sprinkler system operational again. Also, he would like to take on the handyman job, getting paid per the job. Don will get him a list of jobs to be done.

Fencing:

We have 8 sections of fence that the HOA is responsible for staining. We will try to get it done before the weather turns.

We still need to get approval from the owner of Lot 002 for a fence to close off the east gate, since it will be affecting them. Owner of Lot 001 has already agreed.

Towing Company:

We have signed a contract with Parkland towing to remove/tow any cars in violation of



the street parking rules. They will do tows in the nighttime as well. Once all official notices have been given, if the vehicle is found in violation, Leo Simmons, or any board member can call for a tow. Should the tow company come out and hook up the car, it will cost the owner \$110 to release if they catch the truck before it leaves. If the vehicle is towed, it will cost the owner \$220.

Next meeting will be Friday, December 9th.

## HOA BOARD MEETING

FRIDAY, DECEMBER 9, 2011

7 PM

### Present:

Don Pac, President  
Doris Cirelli, Treasurer  
Andi Charleville, Secretary  
Flo Pac, ACC  
Donna Healy  
Nita Simmons  
Joe ?

### Blockwatch:

Joe will set meeting dates at Library. We will add blog site to Tustin Ranch Website.  
Will get flyers out when meeting date/time is set.

### Gates:

Cost of \$2300 to install new hinges and raise gates up several inches from ground.

### Vandalism:

A witness has come forward to the mailbox damage in March of 2011. Andi will contact the Pierce County Sheriff's office to pass the information to them so they can contact the witness.

### 176th Street Project:

Don will contact the project coordinator to get answers to the following questions:  
When will streetlights be turned on?  
When will grooves in pavement be smoothed out?  
When will WB lanes be opened?

### Buses:

Need to contact the school district about whether it would be feasible/necessary to build a covered bus stand.

### Handyman:

Landscaper will do handyman items.

### Fence by Lot 001:

Handyman (landscaper) will build the fence.

### Dead trees:

still need to be taken down.