

Heritage Park HOA Annual Meeting 2018

February 20, 2018

Attendees: 12 individuals, including James Morrow, HOA Board President, David Moe, HOA Board Secretary, Lyndsay Tuley from HOA Community Solutions, and additionally 9 homeowners

James Morrow called the meeting to order at 7:00 pm.

The Board members and Lyndsay Tuley were introduced.

David reviewed the 2017 Annual Meeting Minutes. A motion to accept the minutes was made and seconded. The minutes were approved.

James reviewed the 2017 financials and the proposed 2018 budget.

- There was discussion about the purpose of the 2018 budget line item Neighborhood Walkthroughs in the amount of \$1,500.00. Some homeowners have questioned the frequency of Board neighborhood walkthroughs and whether the HOA rules have been applied fairly and impartially for violations. This line item will fund Lyndsay from HOA Community Solutions to make quarterly neighborhood walkthroughs, write up violations found, and forward them to the Board for approval to send out the violation notices to homeowners. In this way the HOA will have a standard process for consistent, objective, regularly scheduled Neighborhood Walkthroughs by an impartial third party. The Board will meet with Lyndsay to lay out a schedule for the walkthroughs. It was also noted that homeowners may still notify the Board at any time if they observe a violation of the HOA rules.
- Discussed landscape maintenance and what are the HOA-owned areas and trees vs homeowner areas and trees.
- Noted the 2018 budget line item Graveling Along Fence in the amount of \$9,500.00. This project keeps dirt and mud from splashing onto the fencing, prolonging its life.
- A discussion ensued about the need to stain the new HOA fencing and the cost of staining compared to the extended life of the fence. James indicated that the Board will obtain some ballpark price estimates for the staining and investigate how this would prolong the life of the fence.
- Lindsay explained what Bad Debt is. It is debt presumed uncollectable from a homeowner. It does not include amounts for liens put on homes for unpaid fees or fines.
- The 2018 budget was ratified.

James conducted a Board review of 2017 activities. Major activities completed included replacement of the playground equipment and replacement of all HOA-owned fencing. The 2017 Easter Egg Hunt was a success.

James has opted to step down from the Board. A three-year position on the Board is now open. No one submitted a nomination for the position via mail. No one at the Annual Meeting proposed a nomination for the open position. Going forward, David Moe and Chris Carder will be the only members of the Board. James volunteered to be available to assist Board members informally in appropriate activities as he has time. The Board may, at its discretion, solicit homeowners for nominations to fill the open position on the Board and then vote as a Board to fill the open position from such nominee(s).

The proposal to perform an Annual Audit was rejected.

An open forum for homeowner questions and comments was conducted.

There was much discussion about cars parked on the street being too close to an intersection, creating a safety issue for cars turning right into a street. It was stated that Tacoma City Code requires cars to be parked at least five feet from an intersection or a driveway. A homeowner volunteered to paint certain corner curbs yellow to indicate no parking boundaries. The Board will consider this issue at the next Board meeting and decide what action should be taken. It was also recommended that we place a description of this issue in the Winter 2018 Newsletter, to be mailed to homeowners together with a draft of the 2018 Annual Meeting Minutes.

An appeal was made for homeowners to provide their email addresses to the HOA so that email messages sent out to homeowners will have the widest possible coverage.

Whenever vandalism or theft is identified, it is important that homeowners call 911 or local police so that a report can be filed. If we don't do this, police will be unaware that Heritage Park has any theft or vandalism problems.

At a previous Board meeting, the issue of public safety on Halloween evening was discussed. There are a large number of cars and pedestrians in Heritage Park streets on Halloween, with reports of hundreds of trick-or-treaters at many homes. The Board has contacted the City of Tacoma to discuss permits for closing off the two entrances into Heritage Park during certain Halloween hours. The City grants these permits for events like Halloween. After discussing this issue at the 2018 HOA Annual Meeting, the consensus was to close off the two entrances with barricades between the hours of 5:30 pm and 8:30 pm and to hire two off-duty policemen to secure the closures and allow residents only to drive cars in and out of the barricades. The Board will determine the costs involved in this approach and secure the necessary permit. It was noted that there is a line item in the 2018 budget for Community Events in the amount of \$300.00.

The open forum was completed.

James adjourned the Meeting at 8:15 pm.