

Heritage Park Homeowners Association

Board of Directors Meeting

Meeting Date: June 11, 2026

Time: 6:00 PM PDT

- Call to Order 6:03pm
- Quorum of Board Present Established: Tom Tagart & Tracy Cribb
- Homeowner Forum – no other homeowners at this meeting
- Minutes from 05/14/2026 board meeting approved.
- **President's Report**
 - Reminder, new board Members will be needed by October.
 - The HOA has cancelled its MS 365 Office Account to save \$750 annually. HOA Community Solutions has agreed to host our monthly Board Meetings to help us save costs.
 - The HOA Fence at Nassau Ave and Nassau Ct NE has been repaired. Thanks to the homeowner who reported the issue, and Geoff Cribb and Tom Tagart who made the repair. Further work may be required.
- **Treasurers Report**
 - Nothing to report at this time.
- **Unfinished Business**
 - Account 1085275 – Multiple issues - continuing
 - Painting of the home. Homeowner wanted to spot paint the faded areas only or extension of 12 months to correct. Citing financial hardship. Painting requirement was stated in the Resale Demand Notice provided to the homeowner on May 20, 2025 prior to purchase of the home.
 - Sidewalk Repairs due to tree root damage. Homeowner requested extension of 12 months to complete tree removal and sidewalk repairs. Repairs were noted in the Resale Demand Notice provided to the homeowner on May 20, 2025.
 - These issues were discussed at the meeting. The decision was made to allow an extension of 12 months for the painting of the home. The sidewalk issue is a safety concern for all residents, that we would like to be resolved sooner, if possible. HOA Solutions to talk to homeowner, and Tom to contact City of Tacoma about possible next steps.
 - **HOA Administrative Issues**
 - Amendment to Community Polices and Architectural Standards Document to note the following changes:

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- **Section 2.6.1. Personal Vehicles** – remove “Temporary guest and contractor parking on the street are allowed.” It is covered by the following sentence.
- **HOA Administrative Issues - continued**
 - **Section 3.3 Pools, Spas and Hot Tubs** – 1st sentence remove “need to” insert “must”.
 - **Section 3.10 Landscaping** – insert “or public sidewalks” at the end of the paragraph.
 - **Section 3.10.2 Trees** – Remove the sentence “After approved removal of a front yard tree, the homeowner must replace the tree with another tree planted withing six feet of the location of the trunk of the removed tree but no closer to a neighboring property than the location of the removed tree.”
 - **Section 3.11 Minimum Standards of Maintenance** – Insert “gutters and downspouts” in the first and third sentences of the section.
 - **Section 3.11.1 House And / Or Fence Painted or Stained** – insert “gutters and downspout” into the third paragraph of the section.
 - **Section 3.11.4 Roofing** – correct spelling of “Certaindeed” to “Certainteed” in the fourth bullet.
 - **Section 3.11.6 Trailers / Campers / Boats** – Insert “Water Craft” into the title.
 - **Section 3.11.8 Community Property** – Insert “or unauthorized” following the word “excessive” and insert “or Disc Golf Baskets and Equipment” following the word “rim etc.”
 - **Section 3.12 Appeals & Hearings** – Delete “this time” and insert “the next scheduled board meeting” in the third sentence of paragraph one.
 - **Section 3.12.1 Hearing Request Procedure** – Paragraph two; Amend the third sentence follows; Insert a period after “hearing”, Add sentence “Discussion of the merits of the explanation will be held at the next regularly scheduled Board Meeting and a decision will be rendered.” Paragraph three insert after (7) calendar days “following the regularly scheduled Board Meeting”.

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- **Section 3.13.1 Enforcement Fine Policy - Multiple Changes**
 - First Notice – Change to read “Courtesy Notice”
 - Second Notice - Change to read “Fine Warning”
 - Third Notice – Change to read “First Fine”

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- **HOA Administrative Issues - continued**
 - Four through Sixth Notice(s) change to read “Second Fine” and delete the first sentence and replace with “Continued violations notice of \$50.00 fine/assessment will be levied to homeowner’s account. Homeowners will have 48 hours to 30 days to rectify the violation or appeal the notice before another fine is assessed. Time will vary depending on the nature of the violations and will be noted in the letter.”
 - Repeated/Continued Violation(After sixth Notice) change to read “Third Fine”. Delete the first sentence and replace with “Continued violation notice of \$100.00 fine/assessment will be levied to homeowner’s account. Homeowners will have 48 hours to 30 days to rectify the violation or appeal the notice before another fine is assessed. Time will vary depending on the nature of the violation and noted in the letter.”
 - Add new section: “Fourth Fine” “Continued violations notice of \$200.00 fine/assessment will be levied to homeowner’s account. Homeowners will have 48 hours to 30 days to rectify the violation or appeal the notice before another fine is assessed. Time will vary depending on the nature of the violation and will be noted in the letter.”
 - Add new section: “Continued Fines” “Continuing violations notice of \$50.00 fine/assessment will continue to be applied to homeowners account until the violation is fully resolved.”
 - Explanation of Repeated Violations – Change to read “Recurring Violations”
 - Add new subheading – “Collection of Fines” “Fines will be payable to Heritage Park Homeowners Association within 30 days of notification.”

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- **HOA Administrative Issues - continued**
 - Add new subheading – “Unpaid Account” “If fines are not paid, further legal action may be pursued, including placement of a lien on the property of referring the account to a collection agency. All expenses incurred by Heritage Park Homeowners Association including all legal and collection costs will be assessed to the homeowner’s account.”
 - **Motion:** Accept all amendments to the Community Policies and Architectural Standards Document so that it will align with the Covenant Enforcement Policy and Fine Schedule established September 2025.
 - Motion: Tom Tagart
 - **Approved**
- **New Business**
 - Apamila’s quote for multiple repairs to lawn damage by crows. Remove the damaged grass, reseed the areas. Cost \$3,773.83. **Approved.**
 - Approve Apamila’s Landscape contract to extend one more year without a cost increase. **Approved**
 - ACC Project Requests
 - Account 1037902 – Requests extension to end of July to repaint the trim on the home. **Approved.**
 - Account 1037687 – Modify front porch. Remove all rails and fencing, repaint the columns and add new trim. **Approved.**
 - Inspection Violation Responses:
 - Account 1056862 – Window trim painted black. Note: All house trim must be painted Sherwin-Williams Exterior Duration Satin #FWC-14992 Shell White. **Request to keep the black trim not approved.**
- Next Meeting: July 9, 2026
- Meeting adjourned at 6:51 pm