

Heritage Park Homeowners Association

Board of Directors Meeting

Date : July 9, 2026

Time: 6:00 PM PDT

Call to Order - 6:02 pm

Quorum of Board Present - Tom Tagart, Tracy Cribb

Others in attendance: Maksim Surgey, ShaQuina Davis, Samantha Mangiola

Homeowner Forum:

- Maksim Surgey - Dead tree issue - to be discussed in "ACC Items to Review" section of meeting
- ShaQuina Davis - Issue with window trim paint color leading to a violation. Two errors noted:
 - 1) Violation due to not following HOA's Architectural Standards for house trim.
 - 2) ACC committee did not notice the window trim color difference, and approved the house color selection at a previous meeting.Resolution: Ms. Davis to repaint the window trim and garage door using Sherwin Williams Exterior Duration Satin #FWC-14992 Shell White. HOA to cover cost of paint and labor.

Approval of minutes from 06/11/2026 board meeting

Presidents Report

Reminder: new board Members will be needed by October.

Treasurers Report

As of June 30th, 2026 our account balances are as follows:

Operating Budget: \$114,820.00

Reserve Budget: \$29,217.00

Note: Sam Mangiola to provide the results of the Reserve Study - so we can plan out how to fully fund the reserve, and get currently needed repairs done.

Unfinished Business

Account 1085275 - Multiple issues - continuing

Sidewalk Repairs due to tree root damage. After an appeal to Councilwoman Sarah Rumbaugh, the city inspected the problem tree in front of the property and agreed to fell the tree and make temporary asphalt repairs to the sidewalk, driveway and curbing until the owner can make permanent repairs in concrete.

Heritage Park Homeowners Association

Board of Directors Meeting

Unfinished Business - con't

HOA Common Areas - lawn damage. Apamila's Landscaping's quote to repair damaged areas of lawn was approved at the June meeting. After speaking with the owner it was agreed to defer these repairs until mid-to-late September when weather will be more conducive to new grass growth.

Community Projects

- Park Benches - We are in the process of repainting the benches in the park. Two are complete with three remaining. Work on the two to the east of the playground to start on Monday morning.
- Heritage Park Pathway and ADA Ramp Access - There is significant tree root damage to the park pathway and two of the ADA ramps. Estimates were solicited to make those repairs.

Rainier Asphalt - Estimate \$24,945.66

Looker Asphalt - \$16,814.00

Maxon Asphalt & Concrete - \$18,750.00

Decision was made to proceed with Looker Asphalt - when our finances allow.

- Park Swings - The swings structures are showing a lot of aging and paint issues. We will repaint the swing structures during July and August. Estimated cost \$350.00. Tom to purchase paint and paint the structures as time and weather allow.
- The Gazebo - The Gazebo is showing signs of rotting of the cedar trim boards at the base of the columns that will need replacing. Estimates from vendors will be solicited during July and discussed at the August Board Meeting.
- Rock Wall and Monument at Entry - The rock wall ground area needs to be barked over to help control weed activity. To bark all areas of the Rock Wall on Nassau Avenue, the Arborvitae areas, and around the monument and east side of the entry ranges from \$4,800 to \$5,800 plus tax. At the top end with tax approximately \$6,400.00. A decision was made to proceed with this work using our current provider of chips and bark mulch, Aardvark Bark. This work will proceed as budget allows, after the review of the Reserve Study.

Heritage Park Homeowners Association

Board of Directors Meeting

ACC Items for Review

- **Account 1056862** - Violation Response - Window trim has been painted iron ore color. Section 3.11. and 3.11.1 of Community Policies and Architectural Standards states "House trim paint shall be Sherwin Williams Exterior Duration Satin #FWC-14992 Shell White." Window trim and garage to be repainted by owner. HOA to cover cost.
- **Account 1037750** - Tree Removal of a dead birch tree and replanting of a new 6-7 foot maple in the fall. Approved.
- **Account 1061899** - Painting of house trim, front door, fencing repairs and replace house numbers and install security camera's. Approved.
- **Account 1037969** - Tree Removal of problem tree along driveway. Owner does not want to replant due to electrical boxes adjacent. Owner should check with the City of Tacoma to see if the removal would require a permit. Approved.

No Executive Session required.

Next Meeting Set: August 20, 2026

Meeting adjourned at 6:42 pm