

# Summerfield 2018 Annual HOA Meeting

## Meeting Agenda

### January 23, 2018

**Open Meeting:** 7:00pm New Life Church

**Present at meeting:**

- Bob Hunt (HOA President); Kori Kickbush (HOA Vice President); Sherril Gerell (HOA Secretary); Sandy Toulouse (HOA Treasurer); Julie Ames (HOA Member at Large) 6 homeowners/residents, and 5 board members.

**Meeting Minutes:** 2017 Annual meeting minutes approved by unanimous vote. 2018 Budget was approved by all those present.

**Agenda:**

- Vote on Past Years Annual Meeting Minutes
- Review 2017 Projects
- Budget 2018/Review FY 17
- 2018 HOA Dues will remain \$300 annually.
- On-street Parking
- Volunteer Opportunities/Board Election
- Neighborhood Watch
- Q & A

**2017 Projects:**

- Fence Repairs
- Actions on neglected houses/properties (ongoing)
- Reduction in liens.

**New Business:**

**2018 Projects:**

- **North Fence:** Maintenance /repair work. Not staining per professional recommendation.
- **Established Dues Process**
- Dues/collection letters.
- HOA dues by February 1<sup>st</sup>.
- Violation letters.
- Liens placed on property.

- **Neighborhood Activities**
- Spring/Fall cleanup (volunteers needed to organize).  
Landscaping maintenance (entrance)  
Summer Picnic (volunteers needed to organize).  
Holiday lights set up-Summerfield entrance.  
Neighborhood Watch-Schedule a 2018 event.
- **Summerfield HOA Website**
- John Irwin (design/maintain HOA website).
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- **Unfinished Business**
- Reviewed on street parking rules.
- **BAU (Business As Usual)**
- Renew insurance contract.
- Reforecast 2018 budget.
- Credited 2017 budget.
- Pay monthly bills.
- Terms of landscaping contract-due in August.
- Neighborhood Newsletter (volunteer?).
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- **Volunteers Needed as Noted.**
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- **Work to address issues with vacant/unmaintained homes.**
- Most homeowners are responding to letters.
- No homes currently under foreclosure.
- City has programs to assist seniors/low income with home maintenance.
- Don't let your home decay due to lack of timely attention.
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- **Potential to start foreclosure on remaining liens.**

### **Homeowner's Dues:**

- What expenses do homeowners' dues cover?
- Landscaping, Maintenance, Utilities, (Street & entryway lighting) Water.
- Annual Community Picnic, Office Supplies (postage, envelopes, etc), Accountant.
- What are the benefits of having dues?
- Keeping the neighborhood presentable and safe for our families, maintaining and improving our property values, providing for legal requirements of the HOA.
- Potential for future dues reduction. Reserve account has almost reached target.

### **Board Member Election**

- Board & ACC member positions open for 2018
- President (open) Athena DeLaPena was voted in as new President
- Vice President (filled)
- Secretary (filled)
- Treasurer (filled)

- Member at Large (filled)
- ACC Members (filled)
- Present board members were voted on and all approved by all present to continue to serve in 2018.

## **2017 Actuals**

### **Net Income**

\$35,027 (net all receipts, including lien clearances).

### **Expense**

Accounting	\$3600.
Insurance	\$1399.
Utilities	\$4336.
Landscaping	\$8588.
Tree Pruning	\$11,120.
Sprinklers	\$532.
Other	\$299. (supplies, legal fees, operations)
Reserves	\$3639.
Budget over run +	\$4242. (tree pruning went high)

## **2018 Budget**

### **Net Income**

\$31,050 (net all billed dues less unpaid).

### **Expense**

Accounting	\$3600.
Insurance	\$1625.
Utilities	\$4560.
Landscaping	\$8645.
Maintenance	\$1500.
Other	\$1560. (supplies, legal fees, operations)
Trees	\$0. (alternate year work)
Reserves	<\$9560.>

## **On-street Parking**

Per HOA rules, on-street parking should be used as a temporary solution.

RV's, boats, trailers, and other oversized vehicles are restricted to 2-4 days, and only with coordination with the HOA.

Non-functional or unlicensed vehicles will be ticketed and towed by the City (Renton City law).

HOA will attempt to contact vehicle owners prior to any action.

PLEASE help us keep the roads safe by keeping them as clear as possible.

## **Neighborhood Watch**

City provides one annual meeting. We need to schedule this year's meeting, Julie will coordinate. City has installed several new signs. Some older signs require cleaning.

Report suspicious behavior: Occupied cars loitering, cruising through neighborhood. Vehicles follow delivery trucks as they drop off packages. Strangers prowling homes.

### **Crime Prevention**

Unlocked cars are subject to break-ins at night. Thieves look for blinking alarm lights on the car. Garage door openers left inside cars parked outside can be stolen and used to break into garages and homes. Lock your door from the garage to the house at night. Garage doors left open at night can be a potential risk of theft. Check your garage door before retiring, or get a wireless indicator for when it is open. Good neighbors will also let you know if you've left your garage door open. Sign up for Nextdoor for more current advisories.

### **Animal and Streets**

The greenbelt is host to lots of wildlife, including bears, deer, raccoons, coyote, bob cats and cougars. Report sightings of bears or cougars to WA Fish and Wildlife (877) 933-9847.

If there are adverse road or drainage conditions (ice, snow, mud, clogged street drains), report these to the City of Renton immediately. They are very good at addressing these issues in a timely manner.

### **Questions and Answers**

Athena DeLaPena has volunteered to be our President. She will attend our next monthly meeting on February 12, 2018. Bob Hunt, our outgoing president, will help her transition. Athena DeLaPena has volunteered to contact the City of Renton regarding as to why we, the HOA, has to pay for the street lighting. Why doesn't the city pay for them?

Katie Irwin has shown an interest in doing our newsletter.

We discussed starting foreclosure on the 3 homes that have liens. We waited until we had a new president in place before starting foreclosures. It was unanimously approved by those in attendance to proceed with starting foreclosures.

**Closed meeting: 8:15 pm**