

Summerfield 2016 Annual HOA Meeting

Meeting Agenda

January 24, 2017

Open Meeting: 7:00pm New Life Church

Present at meeting:

- Bob Hunt (HOA President); Kori Kickbush (HOA Vice President); Sherril Gerell (HOA Secretary); Audrey Burg (HOA Treasurer); Julie Ames (HOA Member at Large) 9 homeowners/residents, and 5 board members.

Meeting Minutes: 2016 Annual meeting minutes approved by unanimous vote. 2017 Budget was approved by all those present.

Agenda:

- Vote on Past Years Annual Meeting Minutes
- Review 2016 Projects
- Budget 2017/Review FY 16
- 2017 HOA Dues will remain \$300 annually.
- On-street Parking
- Volunteer Opportunities/Board Election
- Neighborhood Watch
- Q & A

2016 Projects:

- New Street Light
- Neighborhood Watch Program
- Actions on neglected houses/properties (ongoing)
- Curb painting of island entrance.
- Backflow system has been repaired and tested.

New Business:

2017 Projects:

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

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- **Neighborhood Activities**
- Spring/Fall cleanup (volunteers needed to organize).
- Landscaping maintenance (entrance)
- Summer Picnic (volunteers needed to organize).
- Holiday lights set up-Summerfield entrance.
- Holiday contest, caroling, & hot cocoa gathering.
- Neighborhood Watch-Schedule a 2017 event.
- New garbage collection service starts February 1, 2017.
- **Summerfield HOA Website**
- David Hatch (design/maintain HOA website).
- **Unfinished Business**
- Repair North Fence
- Reviewed on street parking rules.
- Tree trimming needed along Maple Valley Highway.
- **BAU (Business As Usual)**
- Renew insurance contract.
- Reforecast 2017 budget.
- Credited 2016 budget.
- Pay monthly bills.
- Terms of landscaping contract-due in August.
- Neighborhood Newsletter (volunteer?).
- **Volunteers Needed as Noted.**
- **Work to address issues with vacant/unmaintained homes.**
- Some homeowners are responding to letters.
- No homes currently under foreclosure.
- Flagged remodels being done without permits.

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 2017
- President (filled)
- 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 2017.

2016 Actuals

Net Income

\$37,998 (net all receipts, including lien clearances).

Expense

Accounting	\$3600.
Insurance	\$1399.
Lighting Project	\$4770.
Utilities	\$4384.
Landscaping	\$8794.
Other	\$1216. (supplies, legal fees, operations)
Reserves	\$9424..
Budget under run	+\$558.

2017 Budget

Net Income

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

Expense

Accounting	\$3600.
Insurance	\$1625.
Utilities	\$4700.
Landscaping	\$8541.
Other	\$1660. (supplies, legal fees, operations)
Trees	\$7000.
Reserves	<\$3194..>

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.

Questions and Answers

John Irwin has volunteered to take over our HOA website. He will meet with David Hatch who is currently doing our website for an easy transition.