

Hansen Park HOA
Meeting Minutes
May 2020

I. Call to order

Aaron Beasley called to order the regular meeting of the Hansen Park HOA at 7:03 pm on May 12, 2020. Due to the State of Washington's mandatory Stay At Home order, this meeting had to be in the form of an online Zoom meeting.

II. In Attendance

Aaron Beasley, Laura Jepsen, Dave Jepsen, Marty Zizzi, Lisa Holle, Shelley Clark, Tom Hall, Jermaine Owens, Thea Riddle, Thom Moore, Rachel Moore, and Kristin Crockett.

III. Approval of Minutes

There was a discussion to approve the April 2020 Meeting Minutes. The motion was approved with a change to the wording of the beginning line of Open Issues to read "it is uncertain if work..." instead of "no work has..."

IV. Budget Report

- Treasurer Laura stated that 97% of homeowner's dues have been received.
- Laura has a meeting scheduled with the Auditor next week. Shelley will attend this meeting with the Auditor as well.
- With the stay at home order and people lacking work, we will push the collection process back by 90 days, with issuing property liens on September 1st.

V. Open Issues

- The Moore family remodeling project with Pratt Construction – Thom Moore stated that instead of having to use stucco panels for the exterior of the home, which was not approved with the original request, they now have verbal confirmation that another contractor is stepping up to do the stucco. If anything changes with this new contractor, the Moores will contact the HOA Board.
- The issue of the mandatory Stay at Home order has affected almost all on-going business of daily life. Marty Zizzi is working with Thea Riddle to ensure the compliance letters are still being sent out. Thea stated that letters to homeowners were mailed in mid March for fence repairs. A follow up communication letter will go out with a note that the HOA will accept delays in the repairs due to the issues surrounding the Stay at Home order.
- Aaron and Shelley had an online meeting with the new Spokane attorney, Mr. Stromberg, with regard to the lawsuit with Hansen Park, LLC. After much discussion, the board has agreed to ask Mr. Stromberg to proceed with pursuing ownership of the property of the common areas and



parcels in question. After this Hansen Park HOA lawsuit has been declared, Aaron Beasley will then take steps to cancel the drain field property liens on Hansen Park, LLC.

It was agreed by all that we need to act immediately and unreservedly to resolve this on-going issue of ownership with no more delays.

- Toddler park – Jermaine will post to Next Door and on our HOA website that we are still looking for a committee to develop our toddler park. Aaron would like this project to be a community project, involving various charitable groups that can donate time and resources.

VI. New business

- Tom Hall reported that the KID water became available on April 15 for the pond. He is working with Sergio of Artistic Landscaping to repair some normal maintenance issues with the mechanics of the pond pump. Insect repellent has also been applied to the pond area.

- Tom has proposed a motion with a bid for tree removal and replacement. The proposed plan is to remove 3 dead trees and purchase 2 Atlas cedars to replace the dead trees at the Steptoe and Clearwater entrance. A new homeowner next to the pond has requested that a pine tree next to the pear tree should be taken down due to the tree being sickly and overcrowding. The board agreed on a budget of \$2,200.00 for the bid. The motion was seconded and approved.

- Tom shared concerns he has about the wildlife affecting the pond area, especially dumping of fish/frogs into the pond. He suggests that we add a sign(s) to warn against adding any living creatures to the pond water to keep the pond clean and working efficiently.

- The board will need to review upcoming HOA events on an ongoing basis to determine if they need to be canceled due to the state orders.

VII. Adjournment

Aaron Beasley adjourned the meeting at 9:03 pm. Minutes submitted by: Lisa Holle



Hansen Park Homeowners Association
Profit & Loss Budget vs. Actual
January through May 2020

| | <u>Jan - May 20</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|--------------------------------|-------------------------|--------------------|-------------------------|----------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| HOA Dues Income | 135,089.57 | 188,552.00 | -53,462.43 | 71.6% |
| Title Co Transfer Fees | 1,200.00 | | | |
| Late Payment & Lien Fees | 128.60 | | | |
| Total Income | <u>136,418.17</u> | <u>188,552.00</u> | <u>-52,133.83</u> | <u>72.4%</u> |
| Expense | | | | |
| Bank Service Charges | 0.00 | 50.00 | -50.00 | 0.0% |
| Business License & Fees | 0.00 | 25.00 | -25.00 | 0.0% |
| HOA Relations & Promotion | 1,195.82 | 2,500.00 | -1,304.18 | 47.8% |
| Infrastructure | 0.00 | 10,000.00 | -10,000.00 | 0.0% |
| Landscaping | | | | |
| Pond Expense | 2,326.23 | 4,200.00 | -1,873.77 | 55.4% |
| Groundskeeper - Parts | 2,383.38 | 10,000.00 | -7,616.62 | 23.8% |
| Groundskeeper - Labor | 47,055.71 | 109,000.00 | -61,944.29 | 43.2% |
| Total Landscaping | <u>51,765.32</u> | <u>123,200.00</u> | <u>-71,434.68</u> | <u>42.0%</u> |
| Liability Insurance | 3,194.00 | 3,300.00 | -106.00 | 96.8% |
| Meeting Expenses | 36.27 | | | |
| Office Supplies | 408.57 | 350.00 | 58.57 | 116.7% |
| Postage Expense | 571.24 | 3,500.00 | -2,928.76 | 16.3% |
| Professional Fees | | | | |
| Property Management Fees | 3,200.00 | 9,600.00 | -6,400.00 | 33.3% |
| Monthly Bookkeeping Service | 2,000.00 | 4,800.00 | -2,800.00 | 41.7% |
| Annual Audit | 0.00 | 1,500.00 | -1,500.00 | 0.0% |
| Yearly Tax Preparation | 375.00 | 400.00 | -25.00 | 93.8% |
| Reserve Study | 0.00 | 600.00 | -600.00 | 0.0% |
| Legal Fees | 1,604.50 | 11,027.00 | -9,422.50 | 14.6% |
| Total Professional Fees | <u>7,179.50</u> | <u>27,927.00</u> | <u>-20,747.50</u> | <u>25.7%</u> |
| Property Taxes | 1,045.71 | 3,700.00 | -2,654.29 | 28.3% |
| Utilities | | | | |
| Gas and Electric | 1,072.56 | 3,500.00 | -2,427.44 | 30.6% |
| Irrigation Assessments | 9,996.85 | 10,000.00 | -3.15 | 100.0% |
| Total Utilities | <u>11,069.41</u> | <u>13,500.00</u> | <u>-2,430.59</u> | <u>82.0%</u> |
| Website Maintenance | 367.31 | 500.00 | -132.69 | 73.5% |
| Total Expense | <u>76,833.15</u> | <u>188,552.00</u> | <u>-111,718.85</u> | <u>40.7%</u> |
| Net Ordinary Income | <u>59,585.02</u> | <u>0.00</u> | <u>59,585.02</u> | <u>100.0%</u> |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 5 Yr Reserve Dues | 38,404.61 | 0.00 | 38,404.61 | 100.0% |
| MMK Interest Income | 55.40 | | | |
| Total Other Income | <u>38,460.01</u> | <u>0.00</u> | <u>38,460.01</u> | <u>100.0%</u> |
| Other Expense | | | | |
| Reserve Expenses | 0.00 | 0.00 | 0.00 | 0.0% |
| Total Other Expense | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.0%</u> |
| Net Other Income | <u>38,460.01</u> | <u>0.00</u> | <u>38,460.01</u> | <u>100.0%</u> |
| Net Income | <u><u>98,045.03</u></u> | <u><u>0.00</u></u> | <u><u>98,045.03</u></u> | <u><u>100.0%</u></u> |