

HP HANSEN PARK

Home Owners Association

Meeting Minutes

April 2019 Minutes

Call to Order

Aaron Beasley called to order the monthly meeting of the Hansen Park HOA at 1900 hours on April 9, 2019, located at Reata Springs Baptist Church, 2881 Leslie Rd, Richland, WA

In Attendance

- Board Members: Aaron Beasley, Marty Zizzi, Teri Miller, Tom Hall, and Shelley Clark, with Joan Lewis serving as Secretary for Rachel Moore.
- Guests: Lea Oakley

Approval of Minutes

The Minutes from March 2019 were read and approved with correction of: "will consider 3% or less for 2021" instead of "will return to 3% for 2021" (last sentence under Advisory Committee report).

Budget

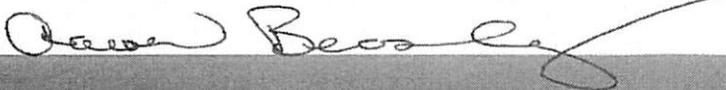
Teri Miller reviewed the balance sheet which was approved by the Board. YTD Expenses = \$15,889.71 leaving a balance of \$106,464.60. Eighty percent of the annual dues have been received. Statements for delinquent payments were sent in March and will be resent soon. Certified letters were sent to three homeowners who have not yet paid 2018 dues.

Advisory Committee

No New Business

Open Business

Pond - Tom noted the regular pond pump maintenance will be completed in May. He purchased the Midge Fly control product for \$1100 which will be applied by trained personnel. He is in the process of selecting a vendor for algae control to be applied after the pond is flushed in the spring and fall. Shelley moved, Marty seconded and the Board approved \$400 from uncategorized expenses be transferred to the Landscaping - Pond category to cover an unbudgeted expense for Tom to obtain a Private Commercial Application License-Aquatic Endorsement.



CCR's - One situation has been set for arbitration, possibly in May. A letter was sent to a homeowner to complete a dormer construction or further action will be taken by the Board. In response to complaints, Aaron noted it is not HP HOA's but rather the City of Kennewick's responsibility to enforce removal of basketball hoops from the street and control cats roaming through yards.

Architectural - a request to construct a swimming pool has been received.

Reserve Funding - Shelley asked the board to review a Draft Reserve Funding Information letter and let her know of any changes or concerns. After revision and Board approval, it will hopefully be included with the CCR change notice this spring.

Legal - Notice was received our attorney's fee will be increasing.

Tree Trimming Contract - Multiple bids have been received with discussion and action to be taken at next month's meeting.

CCR Representative - Two bids were received. After discussion, Shelley moved, Marty seconded and motion passed to accept Celski and Associates for three years at \$800 per month which includes attorney services and a 60-day notice if we want to cancel at any time during the contract period. Marty volunteered to stay on as liaison.

The Reata Springs Baptist Church has generously agreed to provide a room for our monthly meetings and would accept a donation in lieu of a fee. Tom moved, Marty seconded and the Board approved allocating \$250 annually with a possible additional donation if the church is used for our annual meeting.

Bookkeeper - Because of the additional duties relative to the Reserve Fund and other additional duties since being hired, Marty moved, Tom seconded and the Board approved an increase of \$100 per month for a total of \$400 per month. The increase will be paid from uncategorized expenses.

Website - All contacts to revise the website have been too expensive. After discussion to find someone or an agency to fix our site at a reasonable cost, one suggestion will be pursued.

Yard Sale - May 18th. Aaron will distribute the signs and have it advertised.

New Business

Planning for Movie Night on July 13th at Hansen Park, Georgia Street is progressing well. Popcorn and beverages will be donated and Food trucks will be on site. The title of the movie has not yet been determined. Kennewick Police and Fire Department personnel will assist during the event.

Adjournment

Aaron adjourned the meeting at 2040 hours.

