

HP HANSEN PARK

Home Owners Association

Meeting Minutes

May 2019

Call to Order

Aaron Beasley called to order the monthly meeting of the Hansen Park HOA at 1900 hours on May 14, 2019, at the Reata Springs Baptist Church, 2881 Leslie Rd, Richland, WA.

In Attendance

- Board Members: Aaron Beasley, Marty Zizzi, Dave Jepsen, Tom Hall, and Shelley Clark, with Joan Lewis serving as Secretary for Rachel Moore.
- Invitees: Teri Miller, Thea Likens and Gladys Delgado
- Guest: Lea Oakley

Approval of Minutes

The Minutes from April 2019 were read. Tom moved, Marty seconded and the Board approved.

Budget

Teri Miller reviewed the balance sheet and Board approved. YTD Expenses totals \$55,159 leaving a balance of \$109,047. Seventy-seven households have not paid their annual dues. She has sent reminder letters and penalties are accruing. One of the certified letters sent to a homeowner who had not yet paid their 2018 dues was returned unaccepted. Aaron will hand deliver.

Advisory Committee

No New Business

Open Business

Pond – Tom obtained his Private Commercial Application License-Aquatic Endorsement. He noted the Pond's three big issues: Insects (specifically the Midge Fly), algae (his permit will allow him to apply herbicide) and fish (too many large fish in Pond, mainly carp). Pesticide for the Midge Fly is being applied by licensed personnel. Tom will purchase

herbicide and apply it to control the algae. To reduce the fish population, he and four other volunteers will be netting and disposing of as many as possible this week. On June 1st the Pond will be open to fishing. There will be dumpsters available for disposal. Returning caught fish to the Pond will not be allowed. If this event is successful in controlling population, it will be repeated each year on Memorial and Labor Days.

The dry lawn on 4th is a result of KID's water outage in that area. Dandelion issues are very minimal. Tom will address the issue of a dead poplar tree removal on 4th and provide an estimated cost to landscape the corners of 4th/Joliet to match the corners of 4th/Montana and 4th/Oklahoma.

CCR's – One situation has completed arbitration with a decision expected soon. One shed was painted. The dormer is completed and painted. Information about an unpainted shed will be referred to Celski.

Celski representatives Thea Likens and Gladys Delgado will begin handling all CCR issues. They will work with Marty and Dave, who will report back to the Board. Thea reviewed the draft Welcome Letter, Reminder Letter, Non-Compliance Notification, and the Non-Compliance Report Form, copies of which will be sent to homeowners. The Report Form will be on the website for homeowner access. To enable a smooth transition, Dave will inform them of all architectural change permissions, Shelley will send them an up-to-date home ownership list, and Marty will coordinate complaint issues. They have performed a visual inspection of about ¼ of the properties and found numerous infractions of inadequate lawn care and basketball hoops in the street. Upon completion of their Hansen Park visual inspection, they will send notices of non-compliance.

Architectural – all current structure painting requests are within guidelines.

Reserve Funding – A letter from the Board to homeowners will be included with the Celski information mailing. The letter will include dates for hearings after which a letter will be sent asking for a vote from each household. We need a quorum for 2019 and if it is not passed another vote will be held in 2020. The five-year assessment timeframe will start the year it is passed.

Legal – No report.

Tree Trimming Contract – No report.

Board Duties – Aaron has requested each committee chair develop a job description. After review and concurrence by the Board, it will become a formal document which can be given to the new committee chair when applicable.

Website – The HOA still needs a website manager and Shelley will post a notice for a volunteer within the membership. If that is unsuccessful, the notice will be posted externally.

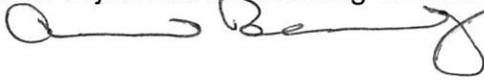
Yard Sale – This Saturday, May 18th. Aaron will distribute the signs and have it advertised.

New Business

Planning continues for Movie Night on July 13th at Hansen Park, Georgia Street. Because our insurance policy does not cover events on non-Hansen Park property, the Board agreed to pay for a rider to cover this event. When our insurance is renewed, it will be revised to include non-HP property coverage.

Adjournment

Aaron adjourned the meeting at 2100 hours.

A handwritten signature in black ink, appearing to read "Aaron", is written below the text. The signature is cursive and somewhat stylized.