

Hansen Park HOA

Annual Meeting Minutes

11/13/2017

I. Call to order

Aaron Beasley called to order the regular meeting of the Hansen Park HOA Board at 7:00 pm on November 13, 2017 at the Kennewick Library on Union Street.

II. Roll call

The following board members were present: Aaron Beasley, Marty Zizzi, Shelley Clark, and Tom Hall. Board members elect present were: Rachel and Thom Moore.

A count of the proxy and absentee ballots was 184, with 173 needed for quorum.

III. Approvals

The minutes were read and approved.

IV. Presentation

Joel Tax presented his findings from the recent reserve study. The presentation is available to read in its entirety on the Hansen Park HOA website. Summary is that we have not been collecting enough dues to prepare for long term repairs to the infrastructure of Hansen Park. We will need to begin collecting reserve annual dues in addition to the dues we currently collect. Current dues pay for annual business and landscaping costs. The reserve dues would get our reserve balance up to an amount necessary to make large repairs at the time they are required. Attendees had positive comments regarding the presentation.

We discussed the consequences of not collecting for the reserve which includes legal action against the HOA for ignoring this issue. Now that we have the information, we must act upon it. When the HOA was originally formed, the reserve requirement was not correctly set up. The action we are currently planning will rectify that oversight.

V. Budget

The 2018 Budget was presented including a 15% increase for 2018. A question about the high amount for website was discussed. We are planning to update the website this year and then the annual costs will go back to a maintenance budget amount in 2019. Representatives from Senske were in attendance and there were no questions about landscaping. Aaron was able to negotiate the costs down for 2018 which will help further fund the reserve this year. The budget passed with 165 for, 9 against, and 10 abstaining.

VI. Question and answer:

Q: What about using a Management Company for Covenant Enforcement?

A: We have been evaluating the costs and is one of the reason we are increasing dues for annual business and landscaping needs. It will be a couple years before we can afford to hire a management firm to handle that need. The position is currently vacant and is being handled by Vice President Marty Zizzi. We welcome anyone interested in helping with that position.

Q: What about the sign at the park on Georgia? Has the city dropped that project?

A: A homeowner reported that she attended a meeting with the city and they are planning to do the improvements July 2018. Aaron said he would look into it for further information. It appears not all of Hansen Park was notified of the meeting.

Q: A homeowner commented that we need to better communicate about not parking on the street when it snows so that the snow plows can get through.

A: Better communication will be present starting next year and that topic will be added to website, email, and Next Door communications.

VII. Dates to remember

- a) Subsequent meetings will continue to be on the 2nd Tuesday of the month at Aaron's home at 8603 W 3rd Ave, at 6:30 pm. The December meeting will be held on Tuesday, December 12 and will be a holiday celebration.

VIII. Adjournment

Aaron Beasley adjourned the meeting at 8:30pm.

Minutes submitted by: Shelley Clark

Minutes reviewed by: Approved by board 12/12/17 