

HP **HANSEN PARK**
Home Owners Association
February 2022 Meeting Minutes

February 8, 2022

Call to Order: Aaron Beasley called the meeting to order at 7:00 pm via Zoom.

Attendees:

- Board Members: Aaron Beasley, Joan Lewis, Shelley Clark, Joshua Bam, Will Espedal, Antoinette Fite, Marty Zizzi, Tom Hall, Rachel Moore, Thom Moore, Erin Gneiting,
- Guests: Rita Magnaghi, Sharon Adkins

Approval of Minutes

Aaron moved and Shelley seconded that the January 2022 Board Meeting Minutes be approved as corrected.

Consent Agenda

None

Financial Report

Balance sheet and Profit & Loss statements sent to all board members. Shelley provided an explanation showing that we are not over budget. She also gave a breakdown on the number of homes owing dues/over 90 days overdue/owing over \$1000. She reported that we have a CD set to mature on 3/1/22 and suggests we move this to a money market account. Joan motioned that we accept the treasurer's suggestion and move the CD to a money market account. Marty seconded. Motion passed. Shelley requested a resolution for this action.

Committee Reports

CCR: Letters went out. One response (RV on a driveway). Marty provided explanation of the RV rules. Another response was about a Campbell truck parked on street. The homeowner was using the company vehicle while his personal vehicle underwent repairs. Complainant was notified.

ACC: Marty reports that there are no new developments. A question came in about a month ago about painting a house.

Pond: Shore Rock Replenishment Project presentation. Pond will be pumped to lower the water line, bigger rock added to provide more stability. There were three bidders: Rendon Landscapes \$13,488 (60 yards); Artistic Landscapers \$12,499.86 (60 yards); Oasis Lawn & Construction \$23,349 (30 yards). Tom recommends we go with Rendon Landscapes, with total cost estimated at \$15K (rocks, pump rental). Hopes to start the 2nd week of March. Tom will check to see if they're licensed/bonded. Marty asked if Edgar from Rendon actually looked at the pond. Tom says yes. Aaron reports we have \$18,000 left over from last year's budget to use on the pond. Tom will keep us updated as the project progresses. Tom asked if a contract is needed. Aaron replied yes. Tom will contact him about the contract. Aaron will sign the contract. Marty moved that we approve the Shore Rock Replenishment Project and use \$15K from last year's budget to pay for it. Shelley seconded. Motion passed. A resolution will be created.

Landscape: Will reports that the gum trees by the park are gone. Aaron confirmed that the gum trees will be replaced with shade trees. Other trees have been trimmed. The 10th avenue project will start soon.

Communications: Still working on website (adding in requested links, adding in January minutes, creating a "What's Happening" type of page, etc. Shelley has items for the forms page. Joan is still working on the master email list and would like us to send her any names/email addresses of current HP residents. After a brief discussion on whether permission is needed to send info via email, Joshua explained that consent is not needed but they can choose to opt out of receiving information. Some suggestions for getting email addresses included: send a mailing asking for the info; offer a drawing for a \$25 gift card; have high school students go door to door; add a request for email address to the voting form. Joan asked if the letter regarding the trees is on the website? Thom will add it soon.

Common Areas: Erin G reports that 2 meetings were scheduled to discuss the playground. No one attended the in-person meeting. Option 6 is the favorite among those who attended the virtual presentation. The cost of option 6 is \$96,642.99 (includes swing and engineered wood/ground cover). If ordered in February, we'd be looking at a May delivery (and maybe a May install). She will check to see if the vendor will remove the current structure. There are 2 color options, Rainforest and Bloom. Aaron mentions that we should check with 1-800-Dig before removal/installation. He also stated that Sergio will remove the sprinkler lines. Erin suggests we also purchase a sign with park rules. Thom requests pics of the progress so he can post on website. Rachel has a professional camera and will take pics. Shelley asked if it's possible to dedicate a page on the website to this project? Thom said yes. Wes asked that pics do not include the shade canopy (if the stock pics from Erin are posted).

Marty moved that we purchase option 6 in Bloom and include the cost for Sergio. Joan seconded. Motion passed. Also approved by unanimous 'yes' vote of the board. A resolution will be created for this.

Special Events: Rachel asked about a decision on purchasing the signs. Aaron replied that as long as she doesn't go over the budget, she can purchase them.

Unfinished Business

Tree Bids: Aaron says \$6000 needs to be added to the bid to remove the trees on 4th. So that makes it \$86,000 instead of \$80,000. It was discovered that the birch trees also have the bug issue. Evergreen will spray to keep trees alive. Aaron moved to approved the \$6000 bid increase. Marty seconded. Motion passed.

New Business

Continued discussion on the maturing CD. Joshua asks "can we notate low interest rate on CD" as that is in the best interest of the HOA.

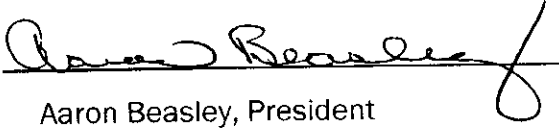
Adjournment

Aaron motioned to adjourn at 8:43pm. Marty seconded.

_____ moved, members approved and Aaron adjourned the meeting at _____

Submitted and signed: 

Antoinette Fite, Secretary

Approved and signed: 
Aaron Beasley, President



HANSEN PARK HOMEOWNERS' ASSOCIATION

FINANCIAL REPORTING FOR THE MONTH OF: Feb. 2022

- Balance Sheet - Previous Yr. Comparison
- Profit & Loss Budget vs Actual YTD
- Profit & Loss for the Month

12:40 PM
03/04/22
Cash Basis

Hansen Park Homeowners Association
Balance Sheet
As of February 28, 2022

	<u>Feb 28, 22</u>	<u>Feb 28, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Hapo	150,519.45	0.00	150,519.45
Community First Bank	125,337.34	137,688.61	-12,351.27
Money Market (Reserve)	88,431.08	208,342.05	-119,910.97
Total Checking/Savings	<u>364,287.87</u>	<u>346,030.66</u>	<u>18,257.21</u>
Accounts Receivable			
Accounts Receivable	-1,991.41	-1,005.00	-986.41
Total Accounts Receivable	<u>-1,991.41</u>	<u>-1,005.00</u>	<u>-986.41</u>
Total Current Assets	<u>362,296.46</u>	<u>345,025.66</u>	<u>17,270.80</u>
TOTAL ASSETS	<u>362,296.46</u>	<u>345,025.66</u>	<u>17,270.80</u>
LIABILITIES & EQUITY			
Equity			
Retained Earnings	282,812.51	162,097.93	120,714.58
Net Income	79,483.95	182,927.73	-103,443.78
Total Equity	<u>362,296.46</u>	<u>345,025.66</u>	<u>17,270.80</u>
TOTAL LIABILITIES & EQUITY	<u>362,296.46</u>	<u>345,025.66</u>	<u>17,270.80</u>

12:47 PM
 03/04/22
 Cash Basis

Hansen Park Homeowners Association
Profit & Loss Budget vs. Actual
 January through February 2022

	Jan - Feb 22	Budget	\$ Over Bud...	% of B...
Ordinary Income/Expense				
Income				
HOA Dues Income	126,620.65	188,916.00	-62,295.35	67.0%
Total Income	126,620.65	188,916.00	-62,295.35	67.0%
Expense				
Bank Service Charges	10.00	50.00	-40.00	20.0%
Business License & Fees	0.00	50.00	-50.00	0.0%
HOA Relations & Promotion				
Events	0.00	3,800.00	-3,800.00	0.0%
Welcome Committe	0.00	1,500.00	-1,500.00	0.0%
HOA Relations & Promotion - Other	0.00	0.00	0.00	0.0%
Total HOA Relations & Promotion	0.00	5,300.00	-5,300.00	0.0%
Infrastructure Repairs	0.00	3,466.00	-3,466.00	0.0%
Landscaping				
Groundskeeper - Contract	18,218.74	109,000.00	-90,781.26	16.7%
Groundskeeper - Add'l	40.00	7,000.00	-6,960.00	0.6%
Playground Maintenance & Design	0.00	1,500.00	-1,500.00	0.0%
Pond Expense	0.00	4,000.00	-4,000.00	0.0%
Snow Removal	0.00	1,000.00	-1,000.00	0.0%
Trees Maintenance Program	0.00	15,000.00	-15,000.00	0.0%
Total Landscaping	18,258.74	137,500.00	-119,241.26	13.3%
Liability Insurance	0.00	3,500.00	-3,500.00	0.0%
Meeting Expenses	162.79	150.00	12.79	108.5%
Office Supplies	207.95	500.00	-292.05	41.6%
Postage Expense	0.00	1,000.00	-1,000.00	0.0%
Printing and Reproduction	389.66	400.00	-10.34	97.4%
Professional Fees				
Property Management Fees	0.00	9,600.00	-9,600.00	0.0%
Monthly Bookkeeping Service	1,000.00	6,600.00	-5,600.00	15.2%
Annual Audit	0.00	1,500.00	-1,500.00	0.0%
Yearly Tax Preparation	0.00	400.00	-400.00	0.0%
Reserve Study	0.00	800.00	-800.00	0.0%
Legal Fees	1,107.09	3,000.00	-1,892.91	36.9%
Total Professional Fees	2,107.09	21,900.00	-19,792.91	9.6%
Property Taxes	0.00	1,100.00	-1,100.00	0.0%
Utilities				
Gas and Electric	227.17	2,500.00	-2,272.83	9.1%
Irrigation Assessments	0.00	11,000.00	-11,000.00	0.0%
Total Utilities	227.17	13,500.00	-13,272.83	1.7%
Website Maintenance	73.54	500.00	-426.46	14.7%
Total Expense	21,436.94	188,916.00	-167,479.06	11.3%
Net Ordinary Income	105,183.71	0.00	105,183.71	100.0%
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	62,578.41			
MMK Interest Income	22.10			
Total Other Income	62,600.51			
Other Expense				
Reserve Expenses	88,300.27			
Total Other Expense	88,300.27			
Net Other Income	-25,699.76			
Net Income	79,483.95	0.00	79,483.95	100.0%

12:47 PM

03/04/22

Cash Basis

Hansen Park Homeowners Association
Profit & Loss
February 2022

	Feb 22	Feb 21	\$ Change
Ordinary Income/Expense			
Income			
HOA Dues Income	55,186.36	39,865.00	15,321.36
Total Income	55,186.36	39,865.00	15,321.36
Expense			
Landscaping			
Groundskeeper - Contract	18,218.74	0.00	18,218.74
Groundskeeper - Add'l	40.00	1,055.41	-1,015.41
Total Landscaping	18,258.74	1,055.41	17,203.33
Office Supplies	149.67	0.00	149.67
Printing and Reproduction	389.66	0.00	389.66
Professional Fees			
Property Management Fees	0.00	800.00	-800.00
Monthly Bookkeeping Service	500.00	375.00	125.00
Total Professional Fees	500.00	1,175.00	-675.00
Utilities			
Gas and Electric	220.78	6.39	214.39
Total Utilities	220.78	6.39	214.39
Website Maintenance	23.50	0.00	23.50
Total Expense	19,542.35	2,236.80	17,305.55
Net Ordinary Income	35,644.01	37,628.20	-1,984.19
Other Income/Expense			
Other Income			
5 Yr Reserve Dues	22,178.00	6,771.00	15,407.00
MMK Interest Income	11.87	17.69	-5.82
Total Other Income	22,189.87	6,788.69	15,401.18
Other Expense			
Reserve Expenses	88,300.27	0.00	88,300.27
Total Other Expense	88,300.27	0.00	88,300.27
Net Other Income	-66,110.40	6,788.69	-72,899.09
Net Income	-30,466.39	44,416.89	-74,883.28



Antoinette Fite <fite.antoINETTE@gmail.com>

Fwd: Toddler Park Committee Report for 2/8 Meeting

1 message

beasleyllc9@aol.com <beasleyllc9@aol.com>

Mon, Feb 7, 2022 at 5:31 PM

Reply-To: beasleyllc9@aol.com

To: beasleyllc9@aol.com, "elize1011@gmail.com" <elize1011@gmail.com>, "espedw@spu.edu" <espedw@spu.edu>, "fite.antoINETTE@gmail.com" <fite.antoINETTE@gmail.com>, "joan.lewisvo@gmail.com" <joan.lewisvo@gmail.com>, "joshuabam@gmail.com" <joshuabam@gmail.com>, "kristin.crockett@n2pub.com" <kristin.crockett@n2pub.com>, "mezkdz@aol.com" <mezkdz@aol.com>, "movnboots@yahoo.com" <movnboots@yahoo.com>, "shelleyprosser@gmail.com" <shelleyprosser@gmail.com>, "themoores94@gmail.com" <themoores94@gmail.com>, "thomas_m_moore@yahoo.com" <thomas_m_moore@yahoo.com>, "tnbhall@gmail.com" <tnbhall@gmail.com>

Here is some more information for the HOA meeting for tomorrow, night toddler Park information, and PUD cutting down the trees on 10 Street. Thanks, Aaron

-----Original Message-----

From: Erin Gneiting <elize1011@gmail.com>
 To: Aaron Beasley <BEASLEYLLC9@aol.com>
 Sent: Thu, Feb 3, 2022 7:30 pm
 Subject: Toddler Park Committee Report for 2/8 Meeting

Aaron,

Here is what I have for Tuesday's meeting:

- IF we place the order in February, we will likely be looking at May delivery of equipment. This means the install will likely happen in May as well. When she receives the order, she lets her installer know to put it on the schedule so he will be able to receive/offload, site prep and install all at the same time.
- We need to have all the things we are doing in the park done by the first of May. Trees down, move irrigation/sprinkler in the swing set area. IF for any reason we can't have everything done by the install date, the installers could start on the main equipment and then do the swing set last to give a little more time to get that area prepped.
- Installation should take 2 weeks, give or take to complete.
- Quinn is looking into if she can get the equipment removed before May, and how soon after signing a contract and sending in payment. She will likely have an answer for us once we are fully committed with a signed contract and payment sent in.
- After 2/8, if we are ready to move forward, she will need: a signed copy of the quote, a credit application and a job information sheet. If you are paying by check, I would just need the signed quote and a picture of the check in full made out to GameTime. Lastly, colors.
- Color options are narrowed down to Bloom (blue and yellow) or rainforest (green and yellow)
- Rainforest (green and yellow) is what the images in all renderings we have displayed in all meetings so far. Bloom rendering is attached.

I will be prepared to present this information to the board. Thank you!

--
 Erin Elizabeth

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*Be faithful in small things because it is in them that your strength lies. Every time you smile at someone, it is an action of love, a gift to that person, a beautiful thing. Let us always meet each other with a smile, for the smile is the beginning of love.—Mother Teresa

2 attachments

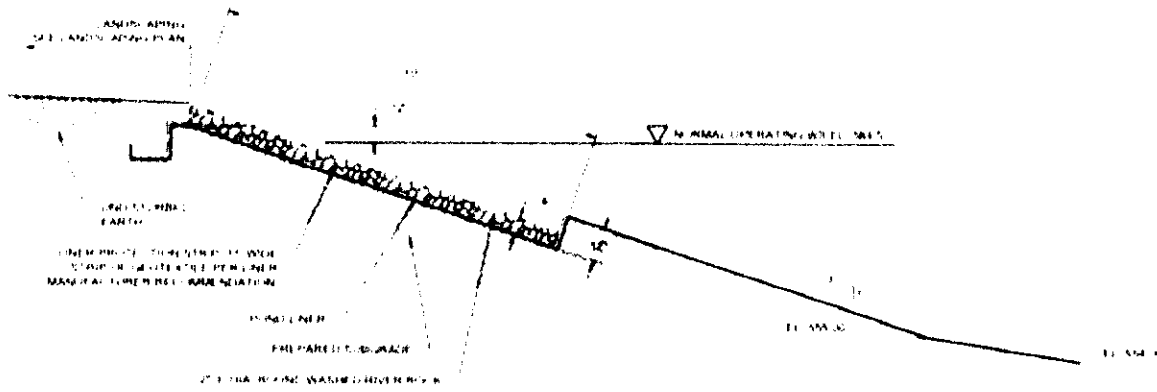
PUD trees along 10 Street bid Document_2022-02-07_172422.pdf

4/27/22, 8:25 PM

Gmail - Fwd: Toddler Park Committee Report for 2/8 Meeting

 368K

 **Option 6 in Bloom.pdf**
12138K



4 TYPICAL POND SECTION
NTS

Good afternoon,

I would like to proceed with the removal of the first 33 trees in the next couple of weeks. Boyd's can remove the trees anytime in February. Then I would have the stumps ground the following day. We will be ready for planting in March when the weather is getting nice.

Let me know if you are ready for me to proceed. I think you said you planned on putting something on your website.

Thank you.

Brian Cramer

Benton PUD
P.O. Box 6270
Kennewick, WA 99336

Office: 509-585-5399
Cell: 509-366-6230