

# *HP* HANSEN PARK

## Home Owners Association Meeting Minutes

February 14, 2023

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

### Attendees:

- Board Members: Aaron Beasley, Joan Lewis, Shelley Clark, Marty Zizzi, Tom Hall, Antoinette Fite

**Approval of Minutes:** Joan would like to the names of those who make and second motions to be included in future minutes. Joan noticed that the minutes reflected the wrong total amount of the cost for website maintenance. It should be \$850, not \$500. Antoinette will correct and resend the January minutes. Shelley moved to accept the January minutes as corrected. Joan seconded. Motion passed.

**Financial Report:** Full report attached. Current total in bank, CDs and money market is \$275,344.56. Joan asked what the Reserve expense was. Shelley replied it was what we paid for the fallen tree on 4<sup>th</sup> Ave in 2022. Dues and Reserves owing as of last week - 193 homes. Reserves only - 98. Over 90 days past due - 24. Owe over \$1000 - 9 (8 of these she will talk to Jason {Celski} about re: liens). Homeowners with a payment plan in place - 13. Joan noticed an error under Budget Analysis - Budgeted Expense should be 2023, not 2022. Marty would like the board to create and maintain some consistency in how we handle non-payment issues. No one wants to pursue foreclosure options, but there has to be a way to collect. There was a brief discussion on adding late/penalty fees. Shelley will ask Jason what our options are. Shelley recommends that placing accurate liens on homes owing \$1000 or more is the way forward. Five of the eight severely past due have liens already, but those liens need to be corrected. Three others will have liens placed soon. We need to create a rule or rules stating a time limit (2 years? 4 years) before we place a lien. These will be permanent liens. We can also charge the homeowners our cost for placing the lien.

### Committee Reports

**Vice-President:** Joan contacted a third person regarding the landscape chair position. She hasn't heard back from that person. Her next plan of action is to e-mail the homeowners with the description of the position letting them know it's a liaison position and that they don't actually have to do the landscaping. Marty asked how many email addresses we have now. There are currently 385 email addresses on the list. She would like to meet with Kristen to get new people added.

**Landscape:** Aaron received a proposal for spraying from the tree guy. It was based off of last year it when \$24,232.02 was spent. Last year was an anomaly due to all the removals and tree health issues. The budgeted amount is 15,000. Aaron will talk to them again and see if he can get the proposal cut down to our budgeted amount. He will check with other companies also. The PUD is going to finish the trees on 10th Ave. in the next few months. The trees will be our responsibility to care for after they are planted. Sergio still needs to ground out the stumps from the trees he removed last year (pond area, on 4th and on Georgia).

### ACC:

**Pond:** The rocks around the pond shore still look good. Tom may go out and rake them soon. He also may purchase another yard or so to use as a touch up. The north shore area is where more rocks may be needed. The pond will be drained soon. Tom will buy a couple of pipes and will do pump maintenance. All the above is in the budget. Shelley suggests sending an e-mail blast letting people know the pond will be closed during the maintenance.

CCR: Sixteen letters were sent last month regarding trash can position mostly. One homeowner was sent a fine letter due to trash can placement, because they've repeated the violation within 6 months. He checked today and it's been moved. They are chronic with this issue. Received a complaint on a disabled vehicle on 1<sup>st</sup> place. He sent them a letter. Waiting on reply. Aaron asked about homeowners blowing leaves into the street, what should we do? Marty would like us to report these violations to him. Marty would love to mail something this spring re: blowing leaves/lawn maintenance, fence maintenance and siding/stucco maintenance on homes. Joan asked how long can a vehicle be sitting without movement before it can be reported? The city says a car can't sit for more than 30 days. It's also not allowed to slightly move it to avoid being reported. It's not a high priority for the police.

### New Business

1. Approval notice idea for CCR/ACC issues: Do we want to move forward with this? Marty will work on it and send it to us for review. Aaron suggest using a large font for "HOA Approved" so that neighbors can see it.
2. Ranger guy: The ranger guy asked if we were interested in him riding around the neighborhood, looking for CCR violations. He would charge \$400/month. Marty volunteered to continue walking or riding around to check on things. He will also continue to respond timely to complaints.
3. Aaron suggests we try to add homeowners to our committees to help us with a lot of the things we work on. Board members would still chair the committees.
4. Shelley would like to make sure that the tree service has a correct map of what trees to spray. Last year they were spraying trees that we aren't responsible for.
5. Security code for Pond: This is regarding the email about strangers talking to kids and asking personal info and asking for the code to the pond. The reply should say the code isn't secret and shouldn't be. We're compliant with city rules as far as protecting the water area. There's signage posted for safety. Parents have to be responsible for teaching their children not to talk to strangers. The convenience code won't be changed at this time.

### Discussion

Aaron would like us to walk the parks when it's warmer so we can work on ideas for our wish list. Things like a storage unit (will save us \$70/mth), meeting space, mailbox (will save \$400/yr) or even a night drop box. The area just east of the storage units on 4<sup>th</sup> would be ideal. Shelley would like the city to put in a swimming pool and maintain it. Lots of work and approvals need to be done before any of this can move forward.

### Adjournment

Marty moved, Joan seconded, members approved, and Aaron adjourned the meeting at 8:28pm.

Submitted and signed:   
Antoinette Fite, Secretary

Approved and signed:   
Aaron Beasley, President