

HP HANSEN PARK

Home Owners Association Meeting Minutes

July 11, 2023

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

II. Roll Call:

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

- **Guests:**

Jennifer states she is attending to request that the rule against raising chickens be changed to allow it. This will be discussed later in the meeting.

III. Approval of Minutes:

Joan moved to approve the June 2023 Board meeting minutes. Marty seconded. The minutes were approved as presented.

IV. Visitors: Terry Wintrude, Kevin Lane, Jennifer L.

V. Consent Agenda: None

VI. Committee Reports:

V.P.: We have a total now of 398 subscribers. Kevin is using the Zoom account for his meetings also. The meeting agenda was included with the email reminder for this board meeting. We had 224 opens just prior to this meeting. There were a total of 270 opens for the meeting itself. Will meet with Kristin to find out if she has any info on the new residents. We've had quite a big turnover in sales/purchases and would like to see if any new owners would like to be on the email list. It seems that with every email that goes out, a few new requests to be added come in. That is encouraging.

Treasurer: Still working on collections. There is a homeowner on a payment plan who hasn't paid anything so far this year or at all last year. They owe \$912 in dues & reserves. The homeowner sent a message detailing her current hardships. Shelley replied to her explaining the legality of HOA dues and our policy (re: liens).

Shelley is asking for a recommendation on how she should proceed with this.

AB suggests dropping down to something low like \$25 a month...just so that she is paying something. Shelley will check with her to see what amount she can commit to monthly.

Shelley does want to make it clear the HOA dues are not like a gym membership or something. They are a legal obligation that homeowners commit to when they took ownership of the property in this development.

On the home that is in foreclosure, she received a notice that it has been pushed back from July 14 to August 25 or something. The owners say they are refinancing.

Terry asked if there's a policy difference on how to handle homeowners who reach out versus those who don't respond at all. Yes, there are late charges that can be waived when people reach out. Terry also mentioned possibly putting something in the newsletter like a go-fund-me or adding something to our budget to help people having hardships. Shelley replied that other entities don't do that (KID, County, etc). This is an obligation that has to be paid.

Tom H sees it as a red flag that she came up with and agreed to an amount but still didn't pay. There's no way to verify the hardships.

ACC: A few shed and fence requests.

Pond: Normal activities (algae treatments, fish traps, etc).

CCR: Sent several letters re: trash cans and RV parking. Re: the chickens; Marty has looked through the Kennewick Code and doesn't find them to be clear on the issue, however our HOA covenants are clear and HOA covenants are above the Kennewick Code. His position is it would be problematic to change the covenants. Covenants changes must be voted on. Marty does recall a case involving an homeowner with an antennae that wasn't allowed based on the covenants but the FCC overruled and allowed it. That was a rare occurrence. Marty will look again at the city code and come up with a definite answer. Aaron states he will forward this request to our lawyer also. Marty will contact Jennifer directly and she's welcome to the next meeting if she has more to say.

Joan reported that she received a detailed e-mail from a homeowner asking if they need approval to put a split AC/heating unit to the garage. It will be on the outside of their home. Should this request go to Josh or Marty. Marty replied that it goes to Josh.

VII. Unfinished

Paint Requirements: Josh submitted several templates of natural, earth-tone color palettes. Shelley suggests that the best thing to have would be a list of approved colors to make it easier for people to choose from for the main color, the trim, etc. Josh agrees with this. Joan would like the actual sample of the colors left in the final document. There was a brief discussion on roofs and the question was asked should there be a policy on roofs? The consensus to that was no.

Joan stated that it appears not all common areas are getting mowed, like the pond and part of Joliet. Aaron replied that there is a set cut day, so he will monitor to see if those areas get mowed on the next cut day. He also stated that those areas have been recently fertilized so they may just be growing faster.

VIII. New Business

Reserve Study: Regarding the e-mail from Karen McDonald on projects that are due in 2023 such as concrete repair, replacing gate keypads, repairing and painting metal fences, replacing irrigation system valves, etc... because for these items will come from the reserves. There are four or five concrete areas that need to be fixed. We need to get cost estimates and the best way to fix (shave down, rip out, etc). Sergio will submit estimates. Joan asks can Sergio somehow highlight the areas that are hazards for tripping. Aaron says yes.

Aaron states that the gate pads are working fine. As far as the metal fence issue there's only one that needs to be repaired (vs the 4 or 5 listed). Tom Hall states he and Cam went around and straightened the others. Sergio will straighten this last one.

Shelly reminded the board that we've already voted on replacing irrigation valves 1 per year.

Aaron states that the bark needs to be refilled. Also asked if we should put benches in for the kids waiting on the school bus in the mornings? The consensus was no. The seat belt on the kiddie ride was stolen and will need to be replaced. The other benches were finally nailed down. The basketball court needs to be repaired also. Shelly broke her finger in a fall there last year. It needs to be resurfaced. Sergio will get bids on this also. Sprinkler heads will most likely need to be moved so that they don't hit the pavement.

Safety: Kevin met with officer Trujillo. The officer is enthusiastic and willing to help with any of our initiatives. There were three people at the first meeting and five people at the second meeting. Hopefully more people will attend on future calls. He will send out notes from the meeting with officer Trujillo. The officer shared some literature from a crime prevention training he recently attended. Cameras/something visual is always a good deterrent keeping properties in good order is also a deterrent a Black Watch might be a good idea also Kevin plans to research these. KPD does not support neighborhood

watch. Car prowls and thefts are not a high priority for KPD. Cameras are being used throughout the city to capture license plates, not the driver and they do use Flock security. What they pay for that security system aligns with what we were given. The committee will look further into the camera system. Officer Trujillo offered to hold an assembly in the auditorium if we could get a large group of homeowners to attend. Aaron asked if Kevin had asked the officer about cost savings for the cameras. The officer indicated he would have to talk to his superiors. Neighborhood block parties throughout the year would be a great way for the neighbors to get to know each other and look out for each other. A quarterly safety newsletter with reminders on safety tips may also be a good idea. Joan stated she can send an e-mail about the committee to help generate interest if Kevin composes it. Kevin asked KPD if they had license plate readers in their cruisers and was told only one cruiser has that feature. John asked if he was able to contact the specialist who could help with crime statistics in our neighborhood, and he replied that officer Trujillo will look into that for us. Kevin states that it seems like things have quieted down crime wise in the neighborhood and Aaron replied that too big rings were recently busted. Marty states that it seems that it boils down to what we can do to help ourselves. Seems like we can't really depend on the city or the police department because they have their limitations. Kevin will put together a summary of what the police can do and where they are limited. Lance states agreement with Marty. Starting a block watch and people having cameras at their homes all make us less desirable to crime. Neighbors protecting each other is the way to go.

Joan asked if Officer Trujillo would do his presentation during the annual meeting? Kevin replied that he seemed reluctant to connect his presentation with a business meeting. Marty stated there's not enough participation to warrant bringing him to a business meeting.

Joan asked about skipping the August meeting. Aaron replied that we need to plan for the September annual meeting.

Adjournment

Shelley 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