

HP HANSEN PARK

Homeowners Association Meeting Minutes

July 9, 2024

- 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, Marty Zizzi, Tom Hall, Roota Coppeto, Antoinette Fite, Lorna Tukey, Thom Moore
- III. **Approval of Minutes:**

The 06/11/24 minutes were tabled until August.
- IV. **Visitors:**
- V. **Consent Agenda:** None
- VI. **Committee Reports:**

V.P.: received a question from a visitor last month asking if visitors could participate at the meetings other than during the visitor section? The answer is yes visitor participation is welcome. Also from last month's meeting it was stated that the Boy Scouts installed the little libraries and will possibly maintain them. Wondering if anyone has contact info for the Boy Scouts? Aaron suggests contacting the Mormon church.

Secretary: No report.

Treasurer: Joan submitted report in Shelley's absence.

Community First Operating account is \$112,879.87

Money market is \$177,498.22

Hapo CDs are \$158,352.17

The Money Market account will be split out taking \$150,000 and moving it to the CDARS program at Community First Bank in order to earn more interest for the Reserves. This will be processed in mid-July. The term is 13 weeks. So, we can reallocate it or move it back to the Money Market at that time. Next month should be reflected in a separate statement and line item.

Dues Collection: 119 households owe \$200 or less. Fifty-four owe over \$200. Thirty-six owe over \$572. Eight owe over \$1000. Twenty-three are making payments.

Quarterly statements were mailed on July 8th.

Four liens will be filed in July. One lien filed in 2023 will be removed as they paid off without a real estate transaction. One household is in foreclosure according to public record with Courthouse steps Auction sale scheduled for September. It has a lien.

Landscaping: Ruta reports that the basketball court will be resurfaced in August. The sprinkler system will be realigned so that the water will no longer hit the court. Cost is \$12,514.95 and comes out of reserves. The contract for tree maintenance/spraying was signed. Bushes on 4th & 10th were trimmed, although most people feel they need to be trimmed back a bit more or moved. The doggie bag issue has been taken care of. Tom asked about the valve issue in the pond area. There are two zones that are repeating. Aaron replied that for the time being the solution is to keep them clean. There is not enough in the budget to replace them at this time. When Shelley returns, will try to see if we can move things around in order to replace them.

ACC: No report.

CCR: Marty sent out 20 letters, mostly courtesy warnings. A couple were fine notices. Common issues this time of year, boats, RVs, neglected landscaping.

The house on Hawaii Place: The owners hope to have the yard in an acceptable state by the end of July. They've found a new contractor for the pool, but he's waiting on approval for his WA state license. They've agreed to give a monthly update on the progress. Marty expressed satisfaction with their efforts.

VRBO complaint: There is nothing in the covenants that prohibits these. The lawyer reviewed this for us. The covenants will apply to VRBO renters.

Pond: Tom reported that he treated the algae. Rocks are getting thin again. Should plan to add more next spring. Aaron stated that he called KID and confirmed that the HOA is exempt from the drought schedule.

Events: Joan read in Tracy's absence. Movie night is scheduled for the 3rd Saturday in July (the 20th). The BBQ is scheduled for the 3rd Saturday in August (the 17th). Aaron suggests combining the two events in August. There is no power in the kiddie park, yet, and won't have it installed by July 20th. Joan will discuss with Tracy.

Welcome: It's time to do quarterly deliveries. Lorna will get the list of new homeowners from Shelley. Also expressed thanks to those who clean the pond area.

Communications: Added the minutes through 2023 to the website. Still need to add the 2024 minutes. Removed the executive session minutes as requested. Added Aaron's name to the ACC position. Aaron stated that it should be corrected to Marty. Aaron asked Thom to add a notice about the basketball court getting resurfaced.

Security: No report.

VII. Unfinished Business

- A. Reserve Committee:** Shelley is waiting on the completed Reserve Study before scheduling the meeting. Joan will send an email asking for volunteers to be on the committee.

- B. Kiddie Park:** Straps from the swings have been stolen again. This will be the 3rd time replacing them. The telescope is missing also. Cameras have been suggested, but they are costly. We should ask the neighbors near there if they have security cameras and if by chance they pick up the park area. Aaron will also ask officers in the neighborhood to drive by regularly.

- C. Light Poles:** Aaron is still looking for poles for lights at mailboxes. The lights are about \$40 but the poles are around \$400.


VIII. New Business

- A. Corporate Transparency Law:** Joan reports that Shelley has been in contact with an attorney about this Corporate Transparency Law (HOA Beneficial Owners). Still not sure if it applies to our HOA/HOA Board. If it does, it would only affect board members. More information to follow if it does apply.

- B. USPS:** Joan reports for Shelley that USPS is requiring updated information for the PO Box. Shelley and Aaron will need to go in and show their driver's license and a 2nd form of ID.

Adjournment

Marty moved to adjourn and Joan seconded. The meeting was adjourned at 8:22pm.

Submitted and signed: 
Antoinette Fite, Secretary

Approved and signed: 
Aaron Beasley, President