

# *HP* HANSEN PARK

## *Homeowners Association Meeting Minutes*

August 13, 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, Shelley Clark, Marty Zizzi, Lorna Tukey, Tracy Dey, Ruta Coppeto, Antoinette Fite, Thom Moore

III. **Approval of Minutes:**

The June and July minutes were presented. The June minutes were fine as presented. The July minutes needed to be corrected per the corrected July treasurer's report. The Community First account amount was corrected to show as \$112, 879.87 and the Money Market account amount was corrected to show as \$177, 498,22. Shelley moved that the June and corrected July minutes be approved. Marty seconded. The motion was approved. The corrected July minutes were emailed to the board members after the meeting.

IV. **Visitors:** Crystalyn: Lives on 6<sup>th</sup> and has a neighbor with an uncared-for yard, front and back. The weeds in the back are taller than the fence. It gets this bad every summer. She asks if it is true that they can fix things once per year and let it look bad the rest of the time? She also asked if backyards are covered in the Covenants.

Marty explained the process; written notice giving 30 days to clean up the yard/landscaping, A second notice goes out after 30 days if necessary. Fines will be assessed with further notices. Once the yard/landscaping has been cleaned it, then goes bad again and another complaint is filed, that will start a new round of notices to the owner. Fenced backyards are not enforced under the covenants and we have no right to look into back yards. However, in this case, with weeds visible above the fence, it is a violation. This is the first year that address has been reported to the HOA/CCR and MZ has sent notices. Shelley stated that it is acceptable to send regular (monthly) status updates (including pictures) if you notice changes in the property and to request status updates from Marty.

V. **Consent Agenda:** Invoice from attorney's office for \$560.50 (Perea, Silver, Taylor). This was reviewing the information on VRBOs. We don't have enough left in the Legal budget. Budget was \$4000, we've spent \$3,870.10. Joan moved that we pay this bill. No discussion needed under consent agenda. Motion approved.

VI. **Committee Reports:**

**V.P.:** Little libraries carry over from last month. Joan agreed to find out who could do the maintenance on them. She spoke with a Ted from Boy Scout Troop 275. He will try to contact, Kirtin, the young man who installed them and find out the plan for maintenance. He will get back to Joan. Aaron noted that the door has fallen off of the one by the park. It looks like it should be easy to fix.

**Secretary:** Are the “slow down – children playing” signs provided by the HOA? Or do homeowners purchase them? Aaron: Homeowners purchase those.

**Treasurer:**

Community First: \$92,654.13

CDARS: \$150,000.00

Money market is \$25,579.07

Hapo CDs are \$160,132.70

Total income: \$183,682.33; Total expenses: \$103,641.12; Reserves income: \$80,758.47; Interest income: \$415.22; Reserves expenses: \$12,974.39 (cracked sidewalks {pond, play toy area}, etc. that operating expenses don't cover)

Dues Collection: 117 households owe \$200 or less. 46 owe over \$200. 32 owe over \$572. 7 owe over \$1000 (these have liens). 19 are making payments.

Certificate at HAPO will mature on September 1<sup>st</sup>. We need to decide what to do with it. She will shop rates and send the information to the board via email. There was an issue with Celski bill pay. Currently working with them to correct it. Ordered money market checks, which are free to use. Cashiers checks are \$5 each. We have some Ewing invoices, purchases and returns, not sure if we owe \$50 or have a credit of \$50. Waiting on a statement from them.

**Landscaping:** Ruta reports that the repaving work on the basketball courts will occur over the next two weeks. It will cost \$1070.70 to move the sprinklers. The zone 9 valve at the pond caused flooding in the backyard at 602 S. Hawaii. There was no damage inside the home. A valve replacement was approved on 7/23/24. Also replaced the valve at 6<sup>th</sup> & Joliet. There are 5 valves on 4<sup>th</sup> Ave that need to be replaced. Aaron is hoping to get the valves refitted as a way to keep costs down. The bushes on 4<sup>th</sup> & Joliet will be cut back a bit more. Doggie bags in pond area have been low, will keep an eye on those. There was request to change sprinkler times (or run them for less time) in the pond area. Tried running them for 20 minutes instead of 45 minutes, but in the extreme heat, the grass really suffered. There were several complaints from the same homeowner, but as of 8/1/24, had to return to the original schedule. The homeowner wasn't happy and says that the pond isn't usable in the mornings.

**ACC:** One request for a shed.

**CCR:** Marty sent out 16 letters. One was a fine letter for a house on 3<sup>rd</sup> Ave. No one lives there, but the homeowner is still responsible for the yard maintenance. There is a home on 6<sup>th</sup> Ave that is on the verge of being fined.

Regarding the 3 barking dogs that were reported last month (CCRs say the max is 2 dogs): The family agreed to do what they can to minimize the barking. They also responded that they are service animals. This is another area where WA state law overrides HOA CCRs. Service animals are dogs and small horses. Therapy animals are not the same thing as service animals but are also recognized by the state. Therapy animals are other animals aside from dogs and small horses. At this time Marty doesn't believe that HOAs have to allow therapy animals in the yards. We may want to increase our legal budget to help us deal with these types of things in our changing world.

Update on home on Hawaii: He's got a block wall going up to block the view of the pool. Yard is getting back into a state of repair. He's finalizing a contract with a new contractor.

**Pond:** No report.

**Events:** The BBQ is set for 8/17/24, 2p-4p. Tracy has put out about 10-12 signs. It will be a luau theme. Red Door will deliver items around 10am. Tracy & Shelley will go to Costco on Friday morning. A projector has been purchased for future movie nights. We plan to do the same parade route for Halloween. Joan offered to send email asking for volunteers for the parade.

**Welcome:** Lorna reports there are 4 baskets to deliver. Hopes to do so this weekend.

**Communications:** BBQ added to website. Still need to add the 2024 minutes. Will change the yard sale time from AM to PM instead of PM to AM.

**Security:** No report.

## VII. Unfinished Business

- A. Reserve Committee:** Met on July 31<sup>st</sup>. 8 attendees. Their recommendation is to follow the reserve plan and go with the \$65 per household in 2025. Some years it may need to be more but for now, this is the amount that will work. Dues will go up, mainly based on operating costs going up, (tree trimming, landscaping etc). To just break even, we need to collect \$210,195.000 in dues. That comes to \$405 per home. \$405 + \$65 for reserves = \$470 for the 2025 HOA dues. This is \$102 less than last year.

Just for comparison – Canyon Lakes dues are \$370 per year. Creekstone dues are \$840 per yr (also recently had a \$1000 assessment per household to replace fencing).

- B. Kiddie Park:** Theft of playground equipment still happening. If you see something, say something! Electrical is now available; in a lock box. Board use only. Still working on getting wifi for security cameras. Still need poles donated (or used ones) for security lights for the mailboxes.

C. **Trees:** Evergreen will be out spraying trees this week.

VIII. **New Business**

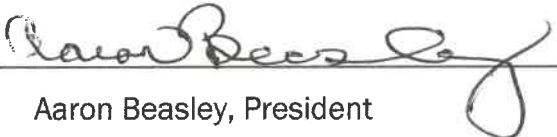
A. **Dues:** Do we need to vote on the proposed amount for 2025? (Aaron)  
No we do not. The reserve amount will be on the ballot for the homeowners to vote on. (Shelley)

B. **Ballot:** Will add Sharon Atkins (ACC).

**Adjournment**

Marty moved to adjourn, and Shelley seconded. Approved. The meeting was adjourned at 8:47pm.

Submitted and signed:   
Antoinette Fite, Secretary

Approved and signed:   
Aaron Beasley, President