

July 30, 2014 Meeting Minutes

Denae Bastian called the meeting to order at 7:01 pm.

Board members present: Denae Bastian, Michelle Haneberg, and Shelley Logan

Homeowners in Attendance: Bob Roush, Sanda Ewalt, Tricia Cooke, Linda Lillard, John Logan, Kim Tan, Colleen Ferrari, Nancy Guthrie

Announcement: Denae Bastian announced that there will be no board meeting in August. The next board meeting will be held on Thursday, September 18th, 2014 at the Totem Falls Elementary Gymnasium at 7:00 pm. The main topic of this meeting will be the fence - the survey and all other pertinent information will be shared at that time.

Board meetings after September - we have requested Totem Falls Elementary. We are trying to move to the third Wednesday of each month to avoid holidays. Our requested dates will be processed and approved by the district in mid-August.

Motion was made by Denae Bastian to approve the meeting minutes from the June 25, 2014 board meeting. Michelle Haneberg seconded the motion. The motion was approved unanimously.

Financial Report presented by Shelley Logan

Operating Budget Balance: \$44,387.35

Reserve Allocation Total: \$84,924.32

Expenses Paid in July 2014:

Natural Concepts Waterfall Service: \$516.55

EcoTree NW - tree debris removal: \$459.90

ASPI Land Surveyors: \$5,145.00

Archey's Landscape Monthly Maintenance: \$3,285.00

Silver Lake Water: \$78.90

Supplies: (Postage, Printing, etc.): \$0

Reserve Allocation: \$2,218.42

PUD: \$168.26

Aynax: \$9.95

Announcement : On July 31, 2014, Shelley Logan will email Aynax invoices to any homeowners who have yet to send in their second installment payment.

Motion was made by Shelley Logan to charge homeowners a Property Transfer Fee of \$75.00 when they sell their home - effective immediately.

Denae Bastian explained that the former property manager had a fee schedule for this kind of service. The minimum charge was \$115.00 when homes sold in The Falls.

Michelle Haneberg requested that this schedule of fees be passed around for all in attendance to see.

The flat fee that Shelley Logan motioned for will be income for the HOA. Michelle Haneberg seconded the motion and it was unanimously approved.

Motion was made by Michelle Haneberg to accept payment plans and to waive late fees due to financial hardship for those discussed in executive session. Shelley Logan seconded the motion and it was approved unanimously.

Motion was made by Denae Bastian to have an executive session prior to the next board meeting to discuss private matters relating to individual homeowners. Michelle Haneberg seconded the motion and it was approved unanimously.

Announcement: August Beautification Day - Saturday the 16th

Shelley Logan announced our second neighborhood beautification day scheduled for Saturday, Aug. 16 from 10 am - Noon All volunteers will meet at Totem Falls Elementary Parking lot.

Goals include:

Dead head rhodies

Edge beds

Pick up litter/clean common area beside school (triangle area next to southwest corner of school property)

CC&R Education/Discussion - Homes & Lots: facilitated by all board members

Denae Bastian reminded everyone that Article V in our CC&R's is null and void. The ACC expired 1 year after the last home was sold (to first time owner) in The Falls.

Denae Bastian asked everyone to help make a list (on the whiteboard) of what they enjoyed most about living in The Falls. The list included: neighbors, cheerful school kids, wide streets, excellent location, Willis Tucker Park, space between homes, CC&R's are reasonable and not overboard, trails, original trees, individuality is respected, family- friendly, mature landscaping, good police response

Denae went on to ask all in attendance to help make a list of what is bothersome. The list included: increase in crime, garbage cans in view , excessive signage in cul de sacs (do not park signs), patchwork repair of streets, drivers speeding, deferred maintenance, noisy vehicles, more litter in common areas, lack of plowing streets in winter, over-growth on sidewalks and property.

Denae Bastian explained what the board can do. She stated that the board wants to be a team with the homeowners. The board cannot be the police or act as a parent. We have been handling issues as they arise but we want a collaborative approach to incorporating the CC&R's into all of our daily lives.

The board went through the CC&R's, particularly Article III, with all homeowners present. Denae Bastian led the discussion while Shelley Logan compiled a list of enforceable CC&R's on the whiteboard. Homeowners commented on each one and

gave input. Discussion included a timeline for fixing each problem and an action and/or fee for non-compliance. Michelle Haneberg assisted with the discussion by reading the detailed articles for comprehension and clarification. (See attached list for Article III.) The current enforcement policy allowed homeowners 60 days to correct any issues brought to their attention. With homeowner help at this meeting, this timeline has been adjusted. (see CC&R List)

The board will educate all homeowners by publishing this new list. Homeowners will get this list with the August update and July meeting minutes.

Motion was made by Michelle Haneberg to remove picnic tables in the trails near the sport court that are dilapidated and unnecessary and also attract unsafe activity. There is no plan to replace these tables. We have picnic tables in the sport court area (not on the trails) for family use. Shelley Logan seconded the motion and it passed unanimously.

Meeting Adjourned by Denae Bastian at 8:45 pm.