

## **November 19, 2014 Meeting Minutes**

### **Home Owners Signed In**

**Michelle Haneberg** welcomed everyone and called the meeting to order at 7:03 pm and announced that we had a quorum for the meeting.

**Board members present:** Michelle Haneberg and Shelley Logan  
(Denae Bastian is recovering from surgery and unable to attend. We wish her a speedy recovery.)

**Homeowners in Attendance:** Ric Newgard, Kim Tan, Suzanne Buchanan, Sam Grant, Shannon Harvill, Bob Webeck, Joe Krajcovic, Doug Speer, Sheryl Bullard, Bob Roush, Lori Witucki, Tricia Cooke, John Logan, Nancy Guthrie, Phil Bastian

**Motion** made by Shelley Logan to approve the meeting minutes from the October 15, 2014 board meeting. Michelle Haneberg seconded the motion. The motion was approved unanimously.

### **Financial Report presented by Shelley Logan**

Number of Homeowners' Dues Collected YTD: 304

Operating Budget Balance: \$24,130.67

Reserve Allocation Total: \$71,034.81

### **Expenses Paid in October/November 2014:**

Archey's Landscape Extras: \$1,354.50

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

Silver Lake Water: \$84.95/\$79.70

Attorney: \$3850.00

CPA: \$1700.00

Supplies: (Postage, Printing, etc.): \$351.49

Reserve Allocation: \$6,655.26 (Oct/Nov/Dec)

PUD: \$311.18

Aynax: \$9.95

Website: \$14.99

Nice View Fence: \$25,000.00 for down payment on fence project

(Funds transferred from reserve account to operating budget account)

Shelley Logan presented the draft of the 2015 Operating Budget and the Reserve Budget. She also shared the data regarding income and expenses for 2014. Dues will remain the same in 2015. (Draft copy attached with these minutes.)

**We will be carrying over \$17,000.00 into the Operating Budget in 2015.** In addition, while adequately funding all major liabilities of the SCHOA, we are still able to dedicate a minimum of \$37,400.00 in the 2015 Operating Budget for funding of the common area fence construction.

**Note:** *In addition, the association has reserve funds (over \$71,000.00) available to use toward Phase I of the fence construction project, bridge repair and replacement in the natural wooded area (beginning in January 2015), and \$5,000.00 dedicated to beginning repair of the irrigation system.*

The board estimates that it will take approximately 3 years to completely replace and stain the common area fence and to repair the irrigation system. Once each of these projects is completed, the lifespan of these capital assets will start over and reserves will again be rebuilt to replace these items over the next 25 years. All other assets will continue to be funded by monthly allocations to the reserve account.

The board asks that all homeowners review the proposed budgets for 2015. Please email the board if you have any ideas to share or questions regarding these proposals. We very much value your feedback.

**Motion** made by Michelle Haneberg to have an executive session prior to the next board meeting. Shelley Logan seconded the motion and the motion was unanimously approved.

**Announcement:** Shelley Logan shared email correspondence to the board from homeowners since the last board meeting when the board announced the decision regarding the fences. We care very much about your thoughts, your ideas, and overall feedback - negative or positive.

Our constant goal is to keep “The Falls” safe, running smoothly, beautiful, and to help all neighbors work together within the community.

The emails the board received from Oct. 20 – Nov. 21 were read to homeowners. Four of the emails supported the direction and efforts of the board. One homeowner voiced strong opposition to the HOA’s replacement of the fence. All comments and input from homeowners were duly considered by the board. (If homeowners wish to see the emails that were read at the meeting, they may contact the board directly for a copy.)

**Fence Update:** Nice View Fence Company will begin construction on the west side of Snohomish Cascade Dr. at 138th Pl. SE and continue south starting on Friday, Nov. 21, 2014. This is one day later than expected due to the schedule of PUD in marking the location of the power lines. This is the beginning of Phase I.

The funds we have set aside should enable us to complete both sides of Sno-Cascade Dr. by the end of summer (Phase 1 of 3).

Homeowners directly impacted by the project have signed consent and agreement forms.

Homeowners who know they are not moving may choose to pay their annual assessment in advance. Some of these funds could be used toward funding the fence and completing the project sooner.

**Landscape Update:**

The fence project will be generating quite a bit of fill dirt that will be used to fill in low spots along the fence line. Grass will replace some of the beds on the east side of Sno-Cascade in order to save money and cut costs for future maintenance.

The islands still need tilling and new soil with nutrients prior to planting and barking.

The fence construction will present some terrain challenges, such as building up low spots. The fence contractor is prepared to handle these issues with us as they arise.

**Motion** made by Shelley Logan to renew the contract with David Archey Landscape Maintenance for 2015 with an increase of \$500/month at \$3,500.00 plus tax per month for regular maintenance for the 2015 fiscal year.

**Waterfall Update:**

A thorough clean up around the north entrance and water feature will be done by Archey's Landscape over the next two weeks. On Dec. 15th, Natural Concepts will clean the entire water feature and service it for the winter. The waterfall will be off due to maintenance and potential freezing temperatures.

We ask that all neighbors help the board by notifying them of any problems they see in any of our common areas so that we can address them in a timely manner.

**Traffic and Road Updates:**

The county repaired a storm drain near the waterfall about two weeks ago. This was the cause for a back-up of water due to the unusually high amount of rain we have been having this fall. A new pipe was installed to handle the run-off and the county is hoping this will solve the problem. We were very glad to find that this was the issue with water and that there is no leak at the waterfall.

Many homeowners are concerned about the speeding on Sno-Cascade Drive.

It might be possible for us to get the county to install a lighted crosswalk in front of the school. Please write the county and request this as a concerned citizen.

Snohomish County will begin extensive road work on 141st ST SE and Cascade Dr SE in April. Since the county is presently working in our area, this is an ideal time to be in contact with them about our concerns and questions.

Suzanne Buchanan volunteered to call the PUD regarding a street light that is currently burned out in the neighborhood.

**Announcement:** As a board, we have decided we would like to have regular legal counsel to assist us on an ongoing basis. Phil Bastian has offered this service *pro bono* to the SCHOA. Independent legal counsel will still be available to us for a fee.

**Motion** made by Michelle Haneberg that Phil Bastian be appointed legal counsel for the board. Shelley Logan seconded the motion and the motion was unanimously approved.

Shelley Logan noted that we have many capable volunteers within our community who are willing to serve "free of charge" to help the association achieve its goals. The board will continue to encourage members to volunteer their time, talents, and expertise as this saves the association hundreds of dollars.

Michelle Haneberg and Shelley Logan thanked Phil Bastian for preparing the forms that the association has used this year, such as proxy forms, ballots, documents for the fence replacement project, and more. He has donated countless hours at no charge to the association.

**Many thanks to others also donating their talents and services:**

Penni Johnson	designing and maintaining the SCHOA website
Nancy Guthrie	accounting and note taking
Karen Frost	securing arborist help
Suzanne Buchanan	contacting PUD
Chris Birchman	safety chair
John Logan	fence team leader
Janet Church	historian
Vance Blue	surveyor expertise
Susan Ridley	member of fence team; photographer
Colleen Ferrari	member of fence team
Jacob Britt	member of fence team
Kelly Daylong	member of fence team
Bob Roush	irrigation
Alan Ferrin	lighting
Donna Shaler	mailboxes
Bob Cooke	waterfall
Ann Speer	help at meetings
Grace and Jaye Jarchow	help at meetings
Carri & Bruce Keaton	help at meetings
Kim Tan	landscaping
Ric Newgard	landscaping
Ben Blankenship	landscaping
Kim Hawley	landscaping
Sid Maietto	landscaping
Jay Kinzel	landscaping
Sarah Fletcher	landscaping
Tom & Joan Ryan	landscaping
Carol Sandygren	landscaping

**Footbridges Update:** After extensive preparations and presentation, the county has determined it will waive the other environmental requirements and require only a new building permit for the footbridges. The application for the permit has now been submitted based on the recommendations/requirements from the county. It will take about 6 weeks to receive the permit. After we receive the permit from the county, Fish and Wildlife will sign off on the project. We anticipate the repair and replacement of the footbridges to begin in January.

**Announcement:** Our next board meeting will be held in the Totem Falls Library on Wednesday, Dec. 17th @ 7:00 pm. At this meeting, our goal will be to approve the 2015 budget.

Meeting adjourned by Michelle Haneberg at 8:03 p.m.

***These minutes will be approved at the December board meeting.***