

June 2019 HOA Board Meeting Minutes

June 6th 2019

Enumclaw Public Library

Agenda:

Attendees:

Anthony Wright

Kevin Zahourek

Debra Stensland



1. FY2019 Budget to Date review

Cost increases: insurance and landscaping costs have increased

2 liens are in process

Established a payment plan for one owner, expected to be completed July 2019

4 property owners have not paid dues

2. North side clearing of blackberry bushes along fence line is in progress

There are places where repair will be needed

Repair will need to be examined and quoted out.

3. West side fence painting & repair.

The white fence further down the street is also ours but may be replaced with Phase 3 work starting.

Homeowner engagement to replace damaged fencing will be needed.

Kim volunteered to help notify homeowners by passing out flyers

2 weeks notice to residents impacted should be OK

4. Elk Meadows Phase 3 has begun

New homes will be part of our HOA

Sewer line work will result in a park closure for about a couple of days

5. Reminder to maintain your property.

City of Enumclaw code enforcement can be engaged if needed to enforce CC&R regs

6. Springs on both sides of Bruhn Ln are bubbling up again

Issue has Public Works visibility

Solutions are being reviewed but unlikely to be seen soon.

7. Elk Meadows Park update

Holdner Park's development has lowered the priority of for this space.
Attending the monthly Park Board meetings was recommended.

Audience comments:

Suntop community member reported cars parked over the sidewalk on Bongard, impeding her daughter's wheelchair access. Anthony will engage CoE Code Enforcement.

Meetings are to be held once a quarter per CC&R. There was a discussion of reviewing the CC&R to make them more relevant, as many changes have been made since Elk Meadows was established.

An audit of HOA finances was discussed. A review of expenditures going back to 2017 shows taxes will need to be refiled. Debra is examining options and potential costs.

Sending email reminders to residences for future HOA meetings was suggested to encourage more participation.

Tree branch height over sidewalks was mentioned. A community cleanup may be needed. A review by a City Arborist was also discussed.