

Sept 2019 HOA Board Meeting Minutes

Sept 16th 2019

Enumclaw Public Library

Agenda:

HOA Board Member Attendees:

Anthony Wright

Kevin Zahourek

Debra Stensland

- a. Homeowner upkeep of their lawns & property
 - As mentioned at the last meeting, this Board isn't going to walk around issuing tickets to homeowners who don't cut their grass or take care of their parking strips.
 - Community was asked what actions they prefer the current Board take to enforce home upkeep:
 1. General agreement was that we shouldn't be policed if all neighbors take care of their property.
 2. Suggestion was made to engage City of Enumclaw Code Enforcement Office to issue fines for non-compliant neighbors.
 3. Options like increasing HOA fees or assessing liens for non-compliance was viewed as extreme and likely outside of what is permissible under CC&R
2. Reminder to the Community of Elk Meadows's "No Soliciting" policy, which also applies to residents.
 - We do have signage in the main entrance onto Bongard but with new development and more entrances, we may need to consider adding signage.
 - It's understood that BoyScouts/GirlScouts/Religious groups are excluded from this policy.
3. Fence replacement
 - Still need to solicit quotes from vendors for repair & replacement.
 - Will include fence work along north side of Elk Meadows.
 - Property owner cleaned up area along fence line in June but has left a pile of trash - it's their property to maintain, or fail to maintain, as they see fit, despite how unsightly it is.
 - Discussion was held on what obligation Elk Meadows has to support maintenance on the North side of the development - needs further examination to confirm "property owner responsibility vs Community responsibility"

4. Elk Meadows Phase 3 under development
 - Landscaping costs will increase with the additional work they'll need to do on Watson and Warner.
 - Will engage with landscaper after development is completed to re-evaluate fees.
 - HOA yearly dues will likely be raised to cover additional landscaping expenses.
 - Re-assessment on what additional landscaping costs might be will take place after Phase3 is completed

5. RV and Trailer parking
 - Reminder to the community: CofE laws restrict trailer & RV parking to only 48 hrs.
 - City will issue fines for non-compliance.
 - Community members are encouraged to take pictures and report non-conformance

6. Proposed Elk Meadows Park
 - No change on this topic from the last HOA meeting: given the of the new Holdner park at Suntop there remains low interest to establish a new park at the proposed Elk Meadows location.
 - Mayor and Council's position has not changed; limited resources and City residents have prioritized upkeep of existing parks and trails ahead of establishing new park.
 - Company doing dirt work was engaged and asked if they could at least remove the tree stump: no word back from them.
 - Interested community members are encouraged to attend Park Board meetings at City Hall (2nd Wednesday of each month) or City Council meetings (last Monday of the month) to express their thoughts.
 - Per Anthony, Mayor and Council's position hasn't changed despite the strong passion on the topic.

7. Donated basketball backboard
 - Community member has offered to donate an unused basketball backboard.
 - It can't be located in the Community as we do not have a place to put it
 - If anyone is interested, we can share contact details.

New Business:

1. Driveway widening requests
 - Policy is that it is allowed with limitations
 - Has to be within property limits
 - Has to be same material as existing drive
 - Driveway must be properly graded to allow for drainage to the street and not neighboring property.
 - City permit not required, but Elk Meadows HOA board approval is

2. No parking sign
 - No idea where it came from
 - May have been a sign that was relocated from another site within the community.
 - Anthony will investigate where it came from and obtain a mapping of signage within the community.

3. Pump hose fencing
 - Fencing is being proposed by City Public Works, pending approval of financing.

4. Pond maintenance
 - Moss and algae have been growing in our ponds
 - City service as part of the stormwater utility can clean ponds
 - Need to know where our ponds are on the list to be cleaned.

5. Review of HOA Balance Sheet and Profit/Loss statement ending August 2019
 - Price increases (landscaping fees an example) are expected to occur in the coming year.
 - Board is looking to reduce expenses and save money where we can.

6. CC&R sub-committee
 - Topic was raised to create a sub-committee to examine what CC&R changes need to be made to support the new homes being built as part of Phase 3.

Adjourned meeting at 8:15 PM.