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**KP I & II All Resident Meeting AGENDA**

Mtg Date & Time: Wednesday, March 24th, 2021 6:30 p.m. – 8:45 p.m.

Location: ZOOM

Meeting type: All Resident Meeting

Notetaker: Lorraine Caton

Board Members:

Jason Vizzini – President

Mike Ard – Vice President

Lorraine Caton – Temp Secretary; Treasurer

Bobby Frye – ACC Chairman

Lance Breitsprecher – ACC (not present)

* + - 33 resident logins were noted (some logins may have been from the same household)
    - Chat capability was activated to allow questions and commentary as well as verbal commentary on a one person at time basis

**AGENDA**

### **WELCOME** (JASON) – introduce BOARD and ACC Members

### **HOUSEKEEPING, INFORMATIONAL Items**:

#### ACC Update (Bobby):

##### ACC needs advance notice of projects for evaluation & full communication so old projects can be closed out.

##### Please respond to their team timely so they can keep their list updated – even it is just to say you decided not to pursue a project, or it has been delayed.

##### If in doubt about whether a project needs ACC approval, please ask BEFORE you start a project to be on the safe side.

##### Most projects are approved quickly.

##### The ACC’s goal is to try to make things as easy as possible for its residents while supporting and adhering to the CC&R’s we all agreed to when we purchased a home in Keanland Park.

### **EDUCATION Items**:

#### Septic quick education (Mike) –

#### Mike shared his screen to show residents the KP HOA website documents on the septic system diagrams as well as the recently added instructions on how to initially address septic alarms.

#### Several residents added comments regarding historic septic issues and recommended residents in homes first build in the development retrofit their “exhaust vent” opening by adding the hook-shaped pipe well above ground to avoid exhaust venting blockage.

#### Well water quick education (Mike)

#### Well water capacity in the summer and well water pressure decline was discussed. This summer will provide us with more information on our well’s ability to serve the entire development adequately.

#### Thurston Co. PUD offers free irrigation system water efficiency evaluations – just call the for an appointment.

#### Please pick up pet waste in storm ponds – water drains to our well water; also, any garbage or debris should be removed

#### Road maintenance education (Mike) –

#### Our roads are all private (other than Ayer, but Todd agreed with the county that we would maintain Ayer within our development per Jason).

#### This means all paving, sealing, striping, signage, road maintenance is our HOA’s responsibility.

#### Mike showed everyone the long-term expense survey we purchased from SCJ Alliance for potential road maintenance costs.

#### The total estimate in 2020 USD was approximately $400,000 for repaving and striping both neighborhoods.

#### This is a significant expense for which the HOA will need to continually reserve funds each year.

#### There will also be short-term smaller road maintenance items that are included in the line-item draft budget.

#### David Rolley would like someone view/address the cracks on Keanland Park Ln and near his driveway – “needs slurry in the cracks”. David will send photos to Secretary (Lorraine) for board review.

#### Marc (?) mentioned there are “potholes” developing in the gravel near the KP north mailboxes that need to be filled in. The board will review for possible action.

#### Proposed DRAFT Budget review (Lorraine)

#### Budget line items were reviewed of draft budget (budget was mailed to all residents prior to the meeting)

#### Budget revenue and expenses were created considering:

#### two year’s history financial reports

#### input from Todd on estimated new home completions and

#### quotes from vendors for other potential expenses

#### Any expenses not incurred as planned that create additional retained earnings, would be saved in the “reserves” for future large capital projects (such as road re-paving)

#### Suggestion was made that we ensure common area liability insurance is quoted along with D&O insurance when we are ready to fully transition from the builder

### **OPEN DISCUSSION items**:

#### Old Business: none (it is our first all resident meeting)

#### New Business:

##### Septic “operational certificate fee” charged by Thurston Co. – not all septic owners outside of Keanland Park are charged this fee after change of County Commissioner. Our residents feel it is an unfair charge.

##### Suggestions:

###### Is there any interest in residents forming a task force to address this with Thurston County and report back?

###### Anyone interested in partnering with Mike Ard to petition for a repeal of this fee, **please email** [**info@keanlandparkhoa.org**](mailto:info@keanlandparkhoa.org)stating your interest

###### We could write a letter from HOA board & signed by all residents in protest of the discriminatory, counter-intuitive county practice of charging a neighborhood with brand new, non-polluting septics vs. NOT charging other homes with older, more contaminant-prone systems.

##### Mike Ard asked if there was resident interest in volunteering to maintain the storm drains and common areas and other potential repair/maintenance items that come up over time – this may help lower our annual HOA costs a little – any interest?

##### **please email** [**info@keanlandparkhoa.org**](mailto:info@keanlandparkhoa.org)stating your interest to Mike

##### HOA full transition - Scott Jarman asked for clarification on the transition from Todd’s company to the HOA.

##### Bobby mentioned that the start of the transition was to begin once 75% of the homes were sold but FULL transition did not take place until 100% of the new homes were completed.

##### Todd plans to move several of the last homes (on the east side of Keanland Park Ln) into a separate LLC so that our neighborhood can fully transition in May or June this year.

##### Speeding in neighborhood was discussed; an entry gate in the north sections was added into the discussion.

##### Various options were proposed – mixed reactions to speed bumps

##### Some residents in the north section feel an entry gate would slow traffic and keep unwanted traffic out

##### The plat was approved for by the county for build as a non-gated community; significant expense and legal assistance would be needed for a gate approval along with additional gate maintenance costs for the north residents

##### Ayer street is public road and cannot be gated

##### The entire HOA, being that it is one entity even though it is two distinct geographic sections, would have to vote on a gate capital expense project, incurring gate maintenance expenses, and the board would need to agree to handle the maintenance of gate operations

##### Several residents stated that Todd Hansen and/or Steve Poulos said the neighborhood would have a gate and walking trails although it is not in writing

##### A power box exists near the entrance to KP North on Keanland Prk Ln

##### Brittany Kittle and Cindy Burke were both highly interested and willing to pursue investigating the gate further

##### Dave Rolley and Thom Miller both had concerns about gate costs, maintenance, vendor & guest access, etc.

###### Speed limit signs attached to current signposts were suggested

###### Speed bumps or painted “faux” speed bumps were suggested

###### Suggestion was made for observers of speeding by vendors to call vendors (FEDX, USPS, UPS, Amazon, Todd’s contractors, etc.) when they speed through the neighborhood

###### The issue of speed reduction will be further discussed and put to a vote to the HOA in the near future

##### Roads & Road Maintenance

##### Snow removal – this year’s snow removal cost the HOA $2,389. There was discussion around when to plow and/or de-ice next year so the board has a good rule of thumb to follow based on whether most residents feel we need to plow/de-ice.

##### Further discussion about what the guidelines should be (ex: if we get 6 inches or more of snow AND the forecast is for another 2, 3 or 4 days of icy weather, then the plow is hired, if forecast is to melt within a day or two, then plowing is not hired)

##### Comment was made that de-icing on a regular basis might become too costly

##### Guidelines will be further discussed and voted on at the next meeting

##### Greg Zayas offered to help with negotiations for a contractor if/when needed

Potholes around north KP mailboxes were mentioned request for rock to be spread to alleviate problem

##### Entry Monuments – several people were in favor or some sort of entry monument to promote neighborhood appeal and support resale value

##### This concept will be further discussed and voted on in the near future

##### CC&R updating

##### A resident suggested we vote & amend the CC&R’s re: number of trees required in front yards since most yards do NOT meet the initial CC&R’s three tree requirement anyway.

##### This meeting was running long so this issue was tabled and agreed that we would address at a later date (along with possibly updating CC&R’s with other changes)

##### Certain gates to wetlands in KP north are “sagging”, fencing in need of repair – Board will investigate

##### Well water pressure reduction and concern about having more homes using our well this summer was brought up. This summer should provide a water volume and pressure barometer. Residents with well water issues should contact Thurston County PUD, as they own and manage the well water for our neighborhood.

##### Large concrete blocks with metal posts were dumped on the east side of KP Ln at an earlier date (by Todd’s crew/vendors?). Todd told certain residents that his crew would remove these, but they remain, and weeds are now growing over them. Pictures will be sent to board for investigation and possible action.

##### Future voting methodology was discussed

##### Survey Monkey and Mail Chimp platforms were suggested (our email roster is already populated in Mail Chimp for easy survey access)

##### Using an online platform allows everyone to vote from anywhere and it is easier to obtain a quorum for voting inclusion. Proxy voting most likely will be allowed via a paper method if necessary

##### Scott Jarmon volunteered his service as a future board member

##### Frequency of future meetings was discussed

###### Quarterly or bi-annual meetings appeared to be favored

###### The board will meet next to review all discussion and follow up items and schedule the next all resident meeting in June or July 2021 (we estimate fully transitioning in May or June)

###### Votes on all items will be conducted shortly after the next all resident meeting