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

Mtg Date & Time: Nov 3, 2021 6:00 p.m.

Location: ZOOM

Meeting type: All Resident Meeting

Notetaker: Lorraine Caton

Board Members:

Mike Ard - President

* Vice President
* Treasurer

Lorraine Caton – Secretary

Chuck Klamm – ACC Lead

Lance Breitsprecher – ACC

Scott Jarmon – Maintenance Task Force (MTF) Lead

30 resident members in attendance on Zoom

**AGENDA**

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

### **HOUSEKEEPING, INFORMATIONAL Items** (Mike):

Mike listed open board positions of Vice President &Treasurer and asked for volunteers.

### **EDUCATION Items**:

### **OPEN DISCUSSION items**:

#### Old Business: no follow ups

#### New Business:

##### Septic “operational certificate fee” we are unfairly charge by Thurston Co. – ideas to protest this? Suggestions:

###### Is there any interest in residents forming a task force to address this with Thurston County and report back? No one volunteered at the time.

###### 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.

* + - * 1. Voting Items for coming up for vote on an e-vote collector platform were presented and discussion was held until all voting topics were presented for resident input and discussion:

Communication

Shall the Keanland Park HOA CC&Rs be amended to allow the HOA to communicate meetings and all regular business with all residents via email rather than us postal service? (By doing this, we can reduce our printing, envelope, and postage costs for announcements).

* + - * + Yes, communicate all meetings and regular business via EMAIL
        + No, communicate all meetings and regular business via email AND us mail (involves more cost for envelopes, copies, and postage)

David asked if there could be a choice between a resident choosing mail vs. email – board answered, yes we can accommodate.

2. Maintenance

Historically, the plat builder had the storm ponds and common weed strips mowed twice a year. Once in late spring and once in late summer. The budget, being based on historical costs of approximately $1,500 session total (includes both north and south sections), only has mowing and weedeating maintenance **twice a year**. It does not include noxious weed/invasive plant removal. The weeds tend to grow very fast in the summer, creating a potential fire hazard and residents have expressed concern.

Shall the HOA Board **add one additional mowing & weedeating session at approximately $1,500 total based on historical cost,** (includes both north and south sections), such that maintenance occurs on the following schedule: Mid May, Late June, Late Aug/early September

* + - Yes, add to Landscape budget
    - No, keep it to two Landscape sessions a year

1. Capital Project

Understanding that entry monuments may result in resident’s having to pay an assessment fee to fund them, shall the HOA form a committee to investigate the possibility and cost of entry monuments (one in the north section, one in the south section) and provide various tiers of costs to the Board for consideration and future resident voting? (Example: For $5,000 each section, we could get “X”, For $10,000 per section, we could get “Y”).

* + Yes, I vote to look into entry monument designs/costs
  + No, I don’t want the expense of entry monuments

1. Snowfall Preparation

Cost of snowplowing is approximately $2,000.00 (includes both north and south sections) each time. We do ask snowplow servicers not to block driveways with ridges of plowed snow. However, snowplow servicers are not familiar with where the front gravel begins and ends by our swales (the drainage ditches in front of your house) so they cannot guarantee gravel will not be scooped inadvertently into your front grass and possibly rip up any barrier paper you have put down under the gravel.

Shall the HOA Board adopt the following policy to follow for snowfall road paving in the event of a snow event in the future?

The HOA Board shall hire road snowplow services only when:

* there is **at least 8 inches** on the ground AND
* a future forecast of no melting within the next 24 hours AND
* at least an **additional 4 inches** or more of snow within the next 24 hours (i.e., one foot of snow accumulation expected and expected to remain for a few days). Homeowners will be notified via email of upcoming plowing.
  + Yes – follow the proposed schedule to minimize plowing costs
  + No – do not follow the proposed schedule, plow more often
  + No – do not follow the proposed schedule, do NOT plow at all since side roads beyond our neighborhood likely won’t be plowed either

1. CC&R Non-compliance fines

After at least two written reminder notices to a resident found not complying with neighborhood CC&R’s, shall the HOA Board impose fines as per the Keanland Park HOA CC&R Non-Compliance Schedule of Fines, dated Sept 2021, adopt the fines table as an addendum to the CC&R’s, and file them with the County as procedure requires?

* + Yes, impose fines based on the table attached.
  + No, do not impose fines based on the table attached, I don’t want CC&R’s at all.

Meeting was open for comments/questions:

* David suggested giving someone 6 months to fix their yard if out of compliance, other residents felt that was too long to wait. ACC (Chuck) reiterated they would send multiple notices so plenty of time is already given to get yard cleaned up
* Hank had questions about the snowplower – wanted someone with a better bucket
* Heidi – felt the timeline for fines should be situation dependent – some things are quicker to fix than others
* Heidi (lot 29) – mentioned blackberries across from her house – that area needs more maintenance
* Amber Ficek was concerned about water restriction potential and yard maintenance being a problem. Board members explained that dought conditions would not incur fees necessarily – yard maintenance is more about keeping yard clean, groomed, beds weeded etc.
* Mike said he talked to Todd about removing the metal storage box in the common area
* Someone asked about flags & signs – Chuck (ACC Lead) outlined flag and sign sections of CC&Rs.
* Thom (lot 55) suggested that if we don’t get resident volunteers, maybe the HOA should look into outside agency to manage the HOA – but it would be expensive for everyone.

Meeting frequency & location was discussed –

* Hank said he preferred Zoom rather than in-person (especially given covid)
* Vick Musselman said he was a former VP in an HOA with over 2,000 members – they never had over 200 people at any one meeting (only 10% or less) in physical attendance
* Zach mentioned the firehouse could be an option for meetings but Mike said the firehouses are no longer allow it (covid?)

Next Meeting date & time: \_TBD\_ via ZOOM Who: ALL RESIDENTS

Substitute Notetaker if needed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_