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April 10, 2023

HOA Board Meeting (via Zoom)

Board Members Present:

Mike Ard Kevin Ruoff Chuck Klamm Scott Jarmon Danielle Sullivan Jim Huentelman

Community Member present as identified by Zoom:

Jim Millett Heidi Engle Lindsay Welch Deann Watson Paul Abbott Jamie Fordice TN

Ted Zarate Corey Marilyn I Pad Rhodes Lodge Dgagn Hank Becki Homan Greg

Victor Musselman Nichola’s I Pad

Meeting was called to order at 6:30pm by Mike Ard, HOA President.

Mike welcomed all to the meeting and reminded attendees that this was a board meeting and that per the CC&R’s we are required to notify all homeowners.

Danielle Sullivan, Treasurer, gave an update on the 2023 dues.

* We have only 1 homeowner that has not paid the 2023 dues.

Mike Ard discussed CC&R’s, Section 4.15 which states:

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* We have 3 unoccupied lots (80, 82, 83) that are owned by Todd Hansen. The most recent stormwater fees assessments has been paid to date. Mike Ard will follow up with Todd to see if we can get him to contribute. There was further discussion on if it was a one-time fee or annual, the board will do more follow up.

Todd Hansen has reached out to the board requesting we cover the storm water assessment on lots 57250000006 (all KP South Streets), 57250000007 Keanland Park Lane S.) and 57250000008 (All Fenmoor Lane). Mike Ard is working with Thurston County on this storm water assessment. There may be some errors made on other lots not being charged the assessment. We will wait to hear from the county. It should be noted that if we are charged the assessment, we may have to increase our dues to help cover the cost.

Mike also discussed the streetlights (1 in the north and 1 in the south) that Todd has been paying the bill for. Todd has requested the HOA take over those payments. Mike talked to Thurston County, and they are going to take over the cost of these lights.

Danielle Sullivan thanked Mike for his work on the lights and stormwater issues, the rest of the board joined Danielle in her thanks.

Danielle also let the board know that stormwater fees that are charged with our property tax statements are based on the amount of nonporous (concrete) that is on the property.

Mike reminded the board that the county charges the stormwater fees for the common areas, and the HOA is responsible for mowing the swales and drain fields.

Scott Jarmon, ACC, discussed some maintenance issues.

Mowing:

* Mowing dates are to be determined, depending on weather conditions.
* We will mow 2 times per year – End of spring/early summer (May/June) and end of October.
* There is no cost increase for mowing this year.

Road Maintenance:

* There have been efforts made by the board to get the county to take over road maintenance, this has been unsuccessful, but we will keep trying.
* The standard/recommendations for crack seal (hot tar in cracks to keep them from getting worse) is yearly. We did a crack seal in 2022. Heavy trucks on the roads lead to more cracks.
* The standard/recommendation for seal coat (Tar mixture over entire road with restriping of lines) is every 5-10 years.
* There has been difficulty getting bids for this work – we are too small of a job for many companies, but too large for others. We did get one bid to do a seal coat and that bid was $156,000. ($64,000 for North and $92,000 for South).
* We have $150,000 in the bank that is not allocated at this time. It will take 5-10 years to rebuild.
* If we do not do the seal coating and crack seals to maintain the roads, we will need to replace them much sooner at a cost close to 1 million dollars.
* Scott’s recommendation is to do the North first, as it has more wear and tear, is the cheaper of the two repairs and wait 2-3 years and then do the South. Trade off every 6 years after that. This would allow the cost to be spread out and to see how the repairs go on one neighborhood before committing to doing both at the same time.
* Delay in this work can cause a catastrophic event with large costs attached.
* Discussion followed:
  + Jim Huentelman asked if there was a lag time between the roads being laid in the North and South?
    - Scott believed both were done at the same time.
    - Mike stated that both were laid in 2016.
  + Scott stated that he called 5 companies for bids and only got one company to provide a bid.
  + Jim stated he may be able to get additional bids.
  + Danielle stated that with the work being done by OlyEco systems there are discussions that they may be able to help with maintenance.
  + There was a comment made that there was a large crack in the street by Heron Lane.
    - Make Ard stated he would reach out to Todd Hansen about his help with that expense.

Jim Huentelman, Vice President, discussed septic issues:

* After going through a bid process, the board has accepted the bid of Envirotech to handle our septic testing and reporting.
  + Envirotech is willing to bundle pumping with a discount. Envirotech will not be exclusive on pumping, homeowners can choose who they want.
* The county has been notified of the change in vendors.

Kevin Ruoff discussed the board’s approval of a transfer fee on the sale/purchase of homes in the HOA.

* Danielle noted that we would need to make an amendment to the CC&R’s.
* Mike noted that we would need to get a super majority vote (67%) to approve the amendment.
* Kevin agreed to drive the MailChimp survey process to get a vote together.
  + **It should be noted that prior minutes show an agreement on a $300.00 fee, the agenda for this meeting noted it to be $150.00. The board will discuss further prior to voting begins to clarify the correct amount.**

Scott Jarmon recommended that we continue to discuss with the county about our roads being private and if we can control access and use.

Jim Huentelman asked attendees if anyone know of an attorney that can assist with HOA issues to get a legal opinion on some of the ongoing issues.

* Victor Mussleman will be providing the name of an attorney that has HOA experience.

Danielle Sullivan, Treasurer, discussed some financial items:

* Our filing with the Secretary of State has been renewed at a cost of $20.00.
* In 2022 it cost the HOA $500.00 to file our taxes. Danielle did it for free this year.
  + As a nonprofit we only pay taxes on earned interest. 2023 taxes are $47.00.
  + Danielle prepared the taxes and will send them certified mail.
* Q1 financials were sent to the Board and Danielle has asked Tori Hernandez to post on the KP Website.

Jim Huentelman discussed Olympia Ecosystems ongoing work:

* OLY Eco is doing an asbestos survey on the barn prior to tearing it down.
* They anticipate the barn will be demolished this summer.
* They will continue to communicate with the board as work progresses and prior to removal.
* OLY Eco is willing to give KP residents a tour of the land and discuss future plans. The Board will work on a date and communicate as soon as possible.

Jim also discussed PUD issues with our water system:

* There have been complaints about a strong chlorine smell in the water.
  + PUD has equipment to test for excess chlorine and they will do this.
  + PUD says there is a homeowner in KP that is doing testing. **DOES ANYONE KNOW WHO THIS IS?? PLEASE LET THE BOARD KNOW.**
* PUD has had a rate increase.
  + This information has been communicated by PUD and is posted on their website.
* Telemetry equipment still to be installed to communicate water levels to the PUD.

Mike Ard discussed that there have been complaints about dogs barking and poop not being picked up.

* The board is not in a position to take action on these issues without clear proof.
* Neighbors need to talk and resolve these issues together.

Chuck Klamm, ACC Chair, discussed a few issues:

* Reminder that there is no painting of fences – stain only.
* Please read the CC&R’s prior to doing any work.
* Chuck will get a summer reminder newsletter out soon.
  + This will be sent by email and posted on mailboxes.

Mike Ard adjourned the meeting at 7:35pm