



Keanland Park HOA Board Meeting
October 28, 2025
In person meeting held at East Olympia Fire Station #61

Board Members Present:

Jim Huentelman, President Kevin Ruoff, Secretary Marc Groenier, Treasurer
Chuck Klamm, At Large Lance Breitsprecher, ACC David Rolley, MTF

Community Members' Present:

42 homeowners present as indicated on the attached sign sheet.



October 28 2025 KP
HOA Meeting Sign I

The Board Meeting of the Keanland Park HOA was called to order Board President Jim Huentelman at 6:02pm.

Jim welcomed everyone and covered the agenda. Jim then introduce himself, all board members introduced themselves, and all attending Members introduced themselves.

Jim directed attention to KP HOA Treasurer, Marc Groenier who referenced the 14-page handout he was about to discuss. (Budget presentation and 2025 Cedcore Reserve Study can be found on the KP HOA Webpage (keanlandparkhoa.org). From the home page, scroll down to the Quick Links and select 'click here for Treasury).

- Marc went through the proforma Balance sheet and Actuals to Budget sheet indicating that it was October, so it was not a final 2025.
 - o Marc discussed the KP HOA 2026 proposed budget discussing line items that showed a large variance between 2025 actuals and 2026 budget.
- Marc moved on to the Draft Budgeted Membership Dues for year-end December 31, 2026, which showed an increase in dues from the current \$450.00 per year to the proposed \$735.00 per year.
 - o Marc included discussion about the Reserve Fund Projected activity and the need to continue to increase dues each year moving forward by 3%-4% to ensure we are properly funded to keep up with the Level One Reserve Study that was conducted between December 2024 and January 2025.

- Marc discussed the move that was made by separating the operating fund and the reserve funds and how we are now investing the reserve funds and earning dividends that can be seen on the budget.

Marc's presentation of the budget was very detailed and was interrupted by questions throughout.

- A question was raised regarding staining of fences as identified in the budget.
 - Marc stated that the fence staining referred to the Reserve Study and was needed to maintain property owned by the HOA. Jim further stated that the fence in question was the animal passage in the North. The discussion on how best to address this issue was tabled till the fence needed to be stained and the Board would look at all possible ways to do it at the least cost.
- A question was raised about moving the cost of inspection to each homeowner rather than being a part of the budget and paid for by the HOA.
 - Jim spent some time discussing history with Todd Hansen and Thurston County and Thurston County's requirement that the HOA be the owner of the Septic Inspections.
- A question was raised regarding the fee for the Septic Fee Certification charged by Thurston County.
 - Jim explained again that due to Keanland Parks proximity to the river and wetlands Thurston County requires inspections on our particular septic systems and the certification. Jim explained that past Boards and HOA Presidents have approached the County about reducing the cost/fees applied to Keanland Park. This was refused by the County. The KP HOA Board will continue to pursue this issue with Thurston County.
- A question was raised about why Thurston County does not take control of the roads throughout Keanland Park to reduce the demand on our reserves.
 - Jim explained that similar to the septic systems past boards have tried to get Thurston County to take over the roads, but they have refused every attempt. The Board is currently working with Oly Eco Systems, the owners of the wetlands between the North and South, to assist us in working with Thurston County. It is to their benefit as well as they are paying us when they need to take heavy loads through our private roads to their property.
- There were questions raised about the need to increase our dues to \$735.00 from the current \$450.
 - There was discussion about the Reserve Fund Project list as identified in our 2025 Level One Reserve study (see below), and how we are under funded due to a variety of reasons:



KP HOA Reserve
Fund Project list per

- There have been NO dues increases since Keanland Park was developed about 10 years ago leaving the reserves severely below Reserve Study recommendations (about 40% of what we should have in reserves).
 - Had there been a 3% increase each year the dues would be approximately \$600.00.
- CC&R's section 4.15 Commencement of Assessments states that the initial assessment amount shall be four hundred-fifty dollars (\$450.00) per year PLUS a septic inspection fee. In the past 10 years the HOA has only collected \$450.00 and paid the inspection fee (currently sitting at 221.33 for 2025) out of the dues.
 - IF there had been a 3% increase each year and the inspection fee was collected on top of the dues as per the CC&R's, the 2025 dues amount would have been about \$672.00.
- It was mentioned that a proposed dues increase and the Level One Reserve Study was also discussed in detail during a May 2025 All Members Zoom meeting where the 2025 budget was discussed. (Minutes of that meeting is attached, as well as posted in the KP HOA webpage)



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- A question was raised asking if we increased the dues this year, would they go back down to \$450.00 the following year.
 - The answer was no; we need to have a large increase this year and then the projections show we need to continue with a 3% to 5% increase each year to maintain reserve projections and ensure financial stability for the HOA. Jim talked about the fact that we can run lean, but costs will only continue to increase, and we need to budget forward.
 - Marc noted that State and Local governments are watching HOA's more closely since the Condo collapse in Florida where the HOA did not maintain proper conditions due to lack of proper reserve funding.
 - It was noted that many realtors are looking at our financial situation and proper reserves when requesting documents at closing to ensure the HOA is properly funded so buyers do not need to worry about unexpected special assessments.
- A question was raised about the large influx of monies into the Reserve fund and why we needed to raise dues with that kind of increase.
 - Danielle, our former Treasurer, stated that with the changes Marc made in budgeting by having separate accounting for Operating funds and Reserves, the excess money that had been in the Operating fund to cover future needs was moved to the Reserve funds. It was not additional income, only moving funds from one account to the Reserve account to allow for earning greater dividends.
- A question was raised about increasing the transfer fee we charge when homes are sold from the current \$300.00 to potentially be the amount of one year's dues, or higher.
 - The Board will take this into consideration, but since home sales are not consistent, the transfer fee cannot be counted on to fix our reserve deficit.

During these discussions, Jim spent some time on the agenda item of Septic inspections explaining that the Septic inspections were the largest expense on our yearly operating budget while roads were the largest line item for our reserves.

- Jim talked about the vetting process he just went through for the board to accept a bid for 2025 inspections and nitrate testing with RJ Trends.
 - o The bid was a three-year bid for \$26,067.23 for 2025; \$28,067.23 for 2026 and \$30,067.23 for 2028.
 - o RJ Trends was fully recommended by the builder of our Septic systems.
 - o Inspections are expected to begin around November 17th; the Board will communicate more as soon as exact dates and information are obtained.

A motion was made to have a vote on the 2025 dues increase as presented by Marc.

- A question was asked what would happen if the vote failed.
 - o It was stated that if the vote failed, we would need to have further discussion and see if we could come up with another amount that could be agreed upon, and Marc would need to redo the budget to work with the new amount.

Kevin Ruoff, Secretary, stated there was a motion on the floor to vote on the proposed 2026 budget and the increase in dues to \$735. This motion was seconded.

Kevin reminded everyone that this was one vote per household and not per person.

Kevin asked those in favor to raise their hands and Kevin counted 24 in favor.

Kevin asked those opposed to raising their hands and Kevin counted 8 opposed.

Kevin stated that the motion to accept the 2026 budget and dues increase has passed.

- A question was asked if we had a quorum.
 - o Kevin stated that while we had a quorum at the beginning of the meeting (42 homeowners present and 39 were needed for a quorum). Several members left the meeting prior to the vote and only 32 voted.
 - o Kevin also read from the Keanland Park Bylaws, section 4.3.2 Budget; Unless at that meeting the Owners holding a majority of the votes in the Association reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present.
 - It should be noted, while not discussed at the meeting, that sub-section 'C' of Section 4.3.2 Budget states: Based on the most recent reserve study and other information, whether currently projected reserve account balances will be sufficient at the end of each year to meet the Association's obligation for major maintenance, repair or replacement of reserve components during the next thirty (30) years.

Kevin moved on to the final item on the agenda and asked if there was anyone interested in being on the 2026 Board of Directors for Keanland Park HOA. Kevin stated that the desire was for seven members on the Board of Directors to help keep the amount of work needed to a minimum.

- There was a question about time commitment for the Board members.

- Kevin explained the duty and commitment for the Secretary, Jim explained for the President, Marc discussed the Treasurer role, including the need for a person who was very experienced in finances and Chuck discussed the role of the ACC Chair.
 - Kevin stated that we would vote for Board Members in general and after the meeting those elected would have an executive session to determine who would take what role.
- Kevin again asked for volunteers.
 - Kevin Ruoff stated he would be willing to remain on the board.
 - Chuck Klamm stated he would be willing to remain on the board.
 - David Rolley stated he would be willing to remain on the board.
 - Jim Huentelmann stated he would be willing to remain on the board.
 - Lance Breitsprecher stated he would be willing to remain on the board.
 - Marc Groenier stated he would be willing to remain on the board.
 - Ben Rapone stated he would be willing to serve on the board.
 - Kevin asked if there were any other volunteers.
 - No one stepped up to serve on the board.

Kevin stated that with seven people willing to serve and seven needed, we would vote for the whole board in one vote.

There was a motion to accept the seven names listed on the board as the 2026 Keanland Park Board of Directors. This was seconded.

Kevin asked for those in favor to raise their hands. The vote was unanimous 32 to 0 in favor.

The meeting was adjourned at 7:40pm.

EXECUTIVE SESSION

An executive session of the Keanland Park Board of Directors was held immediately after the All Members meeting. The board selected the following:

Kevin Ruoff, President
 Marc Groenier, Treasurer
 Ben Rapone, Secretary
 Jim Huentelman, Vice President
 Chuck Klamm, ACC Chair
 David Rolley, MTF Chair
 Lance Breitsprecher, At large

The executive session was adjourned.

