



**Board of Director's Regular Meeting Minutes  
7:06PM on May 25th, 2023 – Union St. Library Kennewick**

**Call to order:** 7:06PM Dirk Weiler, Stephanie Dunn, Robert Hooper, Richard Cox, Einar, Bill Engel

**Guest(s):** Andrea Hooper, Tracy Engel, Shannon Turping

**Absent:** Morgan

Board discussed minutes again, going forward the board will approve only regular meeting minutes and not committee minutes. Minutes for 4/27/2023 were approved. Treasurer reported that two large delinquencies were recently paid which is good news. 2023 second half assessments should be prepared and sent earlier than normal this year to give residents a better chance at avoiding late penalties. Einar will resend the \$400 reserve study check to a different address as the check was returned as address vacant.

Bill resigned as treasurer, Shannon Turping was appointed as Treasurer, Bill was appointed as Asst Treasurer for a temporary amount of time. Board approved up to \$400 for teleconferencing equipment for hybrid meetings. Bill is still looking into mailbox LED lighting.

Discussed issues with this year's irrigation start-up, Einar will reach out to a business account manager at Jesse's regarding potential issues along 36th, and garbage cans not getting emptied out last month, there may be issues associated with KID's pump improvement project on the corner of Ely and 36th ave.

Board discussed various violations, basketball hoops, reviewed ACC conditions document, discussed house paint, weeds and landscaping, windows with oxidation, outdoor kids toys left in yards, fence painting, etc. A hot sheet with common violation and maintenance items will be sent with second half assessments invoices to let residents know enforcement will be forthcoming on certain items. The sooner ACC can establish a color palette, the better (the palette would be automatically approved but residents could still submit custom colors through the ACC process).

Board approves switching to the new website. Board discussed recent communication issues with Facebook, suggested switching to Twitter and not using Facebook for official communications.

Board voted to ratify previous Board decisions on two lot owner settlements, 5-0 vote for Esqueda and 3-2 vote for Lau.

Respectfully submitted, Einar Offerdahl