



Board of Directors Meeting Agenda
Thursday, April 23, 2026 – 6:30 pm – Kennewick Library

Call to order: Heidi called the meeting to order at 6:38 PM

Guests: Marie Swita, Dirk Weiler

Present: Heidi, Josephine, Chuck, Dean, Tiffany, Chalene

Absent: Andy

Homeowners Forum:

- The sprinklers on Road 36 are flooding into Madge Peterson’s driveway. Dirk will contact Heritage to confirm this is in the bid that we currently have approved. If not, he will add it.

Secretary’s Report:

- Chuck motioned to approve March 19, 2026’s meeting minutes as they were presented. Josephine second the motion. No further discussion at this time. All who were present approved.

Treasurer’s Report:

- Reserve Fund GL 1171 \$130,198.24
- Reserve Fund Deposits: \$2,777.62 Expenditures: \$0.00
- Operating Fund: The ending balance in the operating trust account was \$64,422.06. There was \$3,311.06 in prepaid funds on hand, leaving \$61,111 in available operating funds. The ending balance in the operating debit card account was \$27.32
- Homeowners balance totaled: \$28,391.13 Late Fees/interest applied: \$936.09
- Operating expenses totaled \$17,823.58
- Aged Payables totaled: \$10,550.83

Old Business:

- Landscaping follow up: Ivy growing up trees has been removed but there is more that still needs to be removed. There is more ivy than we thought. Heritage was supposed to take the ivy from the trees back to the fence line. There was a discussion on whether the ivy is coming from the owners yard or the park. Heritage did remove it from the trees in the park for no extra expense. We can weed whack from the property line and see where the ivy is coming from.
- Seahawk Park has a trailing vine that is following the fence to the evergreen. Property management noted the address the vines are coming from and will send a notice.

- A homeowner has requested the removal of trees in the park that affect their pool. The HOA discussed this and decided that the trees will remain. The trees were there before the owner put in their pool, so they were aware of the situation when they added the pool to their yard. The homeowner can trim branches on their side of the property if needed.
- \$2500 through Newmans for the audit-This has been approved by the board and the contract signed.
- Chaylene will send out enforcement resolutions to the board members and they will vote in the portal between meetings. Chuck moves to approve the voting of enforcement resolutions in the portal in between meetings. Dean second the motion. No discussion at this time. All in attendance approved.
- Due to safety concerns in the parks the branches have been cut higher. Trees in the entrance were bug infested, and bark was missing. Other boards in the past also talked about their removal. In the past we have done spendy treatments to try to preserve the trees and then still had to remove the trees anyways when it failed. The new trees on Ely are looking great this year.
- There is still a safety concern with the bent metal in the park. We will send a picture to Chay, and she will look into companies that can come fix it for us.

New Business:

- Future Fencing: Dirk got 3 contacts for block fencing. This won't happen anytime soon, but we do need to look into options for future fence fixing. The pro of adding the block fence is there will no longer be upkeep. You won't have to replace boards, or paint etc. It would mirror what Canyon Lakes has currently. We do have a variety of dog-eared fencing in our neighborhood that looks outdated. Pheasant Run did a loan and then a special assessment from all the homeowners not just the outlining property owners. Con-tagging risks but they do clean easily.
- Plans for the entrance: The board review different types of trees-beauty in the spring, maple red in the fall, crab apple trees with no fruit, Cubano cherry tree, and spring flurry serviceberry. All trees would become 20 wide x 25 feet tall. We don't need to add trees currently. We could mirror the Road 36 entrance. Dirk will speak to Heritage about removing the dirt and rock mounds that were left from the previous trees. There are some bushes that are mismatched and a few bushes that need removed. We can plant trees later. We will do fire bush and spring bushes alternating like the Road 36 entrance. We can also get a rock. Josephine made the motion to move forward with the bids to replicate the Road 36 entrance. Chuck second the motion. Discussion on where we are at with the budget on this. There is still plenty of money budgeted for this without effecting other areas of the budget. All who were present approved.

Consent Agenda:

- Chuck motioned to approve the consent agenda as presented. Josephine second the motion. There was no discussion at this time. All present approved.

Close Session if needed:

- Heidi moved for the board to enter a closed session to discuss delinquencies.

Adjourn Meeting:

- Heidi adjourned the meeting at 7:26 PM