



Board of Director's Meeting Minutes
6:42 PM May 21st, 2025 – WebEx

Call to order: 6:42 PM

Guest(s): None

Present: Angi Matson, Robert Hooper, and Einar Offerdahl

Absent: Morgan, Dirk, Shannon, (5th Board Position unfilled)

Secretary's report:

- Read and Approved April 28th Monthly Meeting Minutes 3-0

Treasurer's report:

- Reviewed the new monthly automated report format that was sent to the Board members from The HOA Property Management Group.
 - Looks pretty good.
 - Einar is concerned with bank account numbers and actual names on delinquencies being posted to the website, Angi asked if we can just post the summary and then provide detailed report to requestors
 - Board will work with HOA management company on the format to ensure the release of information is compliant with privacy laws and to protect HOA sensitive information

Old Business:

- Open board position, also need a secretary and treasurer
- Violations:
 - The one-year on house paint is coming up in June, houses that haven't painted will need the process escalated to the next step.
 - 36th Fence is still unpainted and needs letter
 - The residence with the graffiti repainted the fence (the property management company did) but never submitted an ACC
- Landscaping updates
 - Hillman still has a HOA sprinkler head shooting into his pool, Einar will e-mail Hillman and Heritage and ask Heritage to work directly with Hillman on a resolution
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New Business:

- HOA attorney is drafting a letter to be sent to the HOA community to explain the process and consequences of an HOA that can't fill board positions or officerships. Once ready it will be forwarded to HOA Property Management group to mail to all owners.
- HOA is in discussions on finding a new company to process collections.
- Taylor painted their house despite the ACC being rejected. HOA attorney is drafting a new ACC policy to be adopted by the board. The board will adopt a fixed set of approved colors along with the updated rules (such as the palette from the existing pre-approved set), and no other colors will be accepted for any reason.
- The HOA Property Management Group completed the FY2024 taxes instead of H&R Block.

Close Session if needed

Motion for Executive Session, Pursuant to RCW 64.38.035. “I move that the Board enters a closed session to discuss the following item or items...”:

- No closed session this meeting.

Board Actions:

- No votes this meeting

Ad-Hoc Agenda Items:

Adjourn Meeting: 7:42 PM

Next Regular Meeting: Will be held **June 18th**, 2025 at ___6:30PM_____ on WebEx