



Board of Director's Regular Meeting Minutes
6:30 PM on June 29th, 2023 - Kennewick Library 1620 S Union

Call to order: 6:37 PM

Guest(s): Marie S, Bill E, Tracey E, Andrea H, Brenda F

Absent: Dirk

Call for Ad-Hoc Agenda Items (Will be added to the end of the planned Agenda)

Secretary's report:

- Approval of regular minutes on these dates: 5/25 (voted to approve) and 6/20 (voted to approve) Special Meeting
 - May meeting settlement discussion

Treasurer's report:

- Financial reports
- Extra expenses for sprinkler repairs to Jesse's
- Liens/delinquencies
- Add Shannon as signatory

Old Business:

- On-line payments - still researching for 2024
- Teleconferencing Equipment for hybrid meetings- waiting on speaker, first one did not arrive
- Request for more lighting at mailboxes- Bill provided ideas and copies provided to the board of possible ones. Motion detection lighting with post (\$706). Brighter light does not come with a post, can be either motion or on all night.
- Reserve Study Rolling
- Sprinklers on 36th Ave and Fence Damage- waiting for KID to finish and then assess

New Business:

- New Website Live- remove dues and change to assessments (Notified Brock to make the change)
- Dead trees on 36th Ave and Ely and Trees touching small park on Dennis, need trimmed(Contact Jesse's)
- Weeds in grass in common areas (Contact Jesse's)
- Newsletter and Assessments went out 6/24
- Financial policy for late assessments is 1% interest and no late fee based on the executive session in March. Open discussion. Board voted to remove the late fee and only do interest. Official Board Vote. All in favor 4 yes/0 no (Dirk absent)
 - Discussion about what is reasonable to charge for a late fee
 - Liens don't develop after one missed payment. It is multiple.
- Change in Fee Schedule for Violations. Review
 - Violations reset each January.
 - Suggestion for fees for each violation type
 - Can't make fines so low homeowner's will just pay the fines and keep violating
 - Send back to rules committee to revise and discuss
 - CCR's supersede city about basketball hoops
- Get bids on insurance as it is coming up for renewal. All signatory should be insured.

- Due date for assessments should be July 1st instead of the July 15th that was sent out.
- Ratify to comply with an information request for a list of delinquent owners' names and addresses. 4 yes/0 no

Ad-Hoc Agenda Items:

- Annual Audit: need an audit for books. Get bids and research to company used for 2021.
- What happens if home is rented before 1 year? Robert tabled to do research for next meeting.
- Welcome committee- Committee wants to gift a Basket, plant, store bought cookies and welcome letter to new homeowner.
 - Budget per homeowner-\$20 per basket, up to \$250 per year. Einar motioned and board voted 4 yes/0 no (Dirk absent)

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...":

- Liens and Delinquencies and Legal Correspondence if needed

Adjourn Meeting: 8:43 PM

Next Regular Meeting: Will be held July _26th_, 2023 at ___6:30PM_____ at Union St. Library

Minutes submitted by Morgan Grossman, Secretary