

Heritage Park HOA Annual Meeting 2021 – Minutes

January 13, 2021

Establish Quorum & Call Meeting to Order

Greg Devey called the meeting to order at 7:00 PM.

A quorum was established, since the Board received 24 proxies and 40 homeowners were present at the Zoom Annual Meeting compared to the 202 homes belonging to the HOA. Homeowners present at the Annual Meeting plus proxies received were less than 51 percent of the total HOA homes.

Introductions

Greg introduced Board members David Moe and Chris Carder plus HOA Community Solutions representative Jill Doerflinger.

Review & Approve 2020 Annual Meeting Minutes

Since the 2020 Annual Meeting Minutes were included in the meeting notice sent by U.S. mail to all homeowners, Greg dispensed with the reading of the minutes and asked for comments. No comments were received. It was moved and seconded to approve the 2020 Annual Meeting Minutes. All homeowners in attendance were in favor of approving the Minutes.

Community Updates – Board Review of 2020

Greg conducted a Board review of 2020 HOA activities. Major activities reviewed included:

- Replaced burnt out street lights in the Park. Thanks to Tony Chelemedos for doing this at no charge to the HOA.
- Installed root barrier along portions of paths in the park to prevent any further cracking in the paths. While performing the root barrier work, the vendor inadvertently ruined some sprinklers and some irrigation pipe. Our landscaping contractor repaired the damage, and the root barrier vendor then reimbursed the HOA for labor and materials required to repair the damaged pipe and replace the damaged sprinklers.
- Per the request of homeowners at the January 2020 Annual Meeting, the Board creates a Budget Comparison Report each month and posts it to heritageparkhoa.net. Does this report provide enough value to continue creating it each month? Several attendees mentioned that the report has value to them and that it provides additional transparency concerning the budget process. The Board will continue to produce this report each month for 2021.
- Conducted required Level 3 Reserve Study for the Heritage Park HOA for Fiscal Year 2021. The Study recommends that the reserve account balance at the end of 2021 should be \$39, 737. Per

the current budget, the actual projected reserved account balance at the end of 2021 is \$46,920.

- Created and distributed a Spring/Summer Heritage Park Newsletter.
- Per Board approval of costs, homeowner Tracy Criss acquired and hung a Banner on the Gazebo honoring the Heritage Park High School Graduates.
- Conducted Annual Backflow Testing.
- Thanks to homeowner Brad Chesson for maintaining the flag in the park and lowering it to half-mast at appropriate times. Acquired new summer and winter flags with reinforced stitching and repaired one old flag to act as a spare.
- Thanks to Madeline Moe and Donna Miller for evaluating and then approving requests of individuals who want to join the Facebook site for our HOA homeowners – Heritage Park HOA Private Homeowner Group. The site currently has 164 homeowner members.
- Thanks to Bryan Gorder for being the webmaster for our Heritage Park HOA Internet site, which contains all of the official documents, minutes and forms for Heritage Park.
- Thanks to the Brad Chesson, Bruce Carmichael, Donna Miller, Michael Davis, Thomas Williams, and Tom Tagart, all members of the Architectural Control Committee (ACC), for taking the time to review and approve the many homeowner Project Applications we receive each year. Michael Davis has resigned from the ACC. We need one homeowner volunteer to replace Michael. Greg put out a call to homeowners to volunteer to become an active member of the ACC.
- HOA Community Solutions performed quarterly neighborhood walkthroughs and informed homeowners of HOA policy violations.
- Per advice of the Tacoma Police, began posting new no trespassing signs in the park to help enforce the policy that only homeowners and their guests can use the basketball court. The sign posting should be completed by the end of January, 2021.

Community Plans for 2021

Greg presented the following proposed plans for 2021 for the Heritage Park community.:

- Caulk/Paint/Repair the gazebo in the park.
- Put bark in the park in the non-playground areas.
- Repair and paint the benches in the park.
- Homeowners are responsible for repairing sidewalks that have buckled in front of their homes.
- Paint the basketball court.
- Reconsider suggestions for adding additional playground equipment.
- Develop a policy for non-residents using the basketball court.

We plan to hold the following events, subject to the COVID-19 restrictions in place at the anticipated time of each event:

- Hold Easter Egg Hunt.
- Hold a “Meet the Neighbors” BBQ event.
- Hold a competition for best Christmas lights and displays during the Christmas season.
- Hold a competition for Halloween decorations.
- Hold Neighborhood Garage Sale.

Voting (By ballot)

Sixteen ballots were received from homeowners. The ballots included both those nominated to fill the open three-year position on the Board and the question of whether to waive the Financial Audit.

Chris Carter was elected to the open three-year Board position by a vote of 15 for Chris Carter and zero write-in votes. The vote to waive the Financial Audit passed with 12 votes to not perform the audit and 4 votes to perform the audit.

Open Forum

- There was considerable discussion about new signs in the park and the use of the basketball court by non-residents. The content of the new signs was presented to the homeowners, and it was noted that the no trespassing content was recommended by Tacoma Police in order to assist in legal enforcement. Concerns were expressed that the problem of non-authorized use of the basketball court will continue to grow worse. Some homeowner Ideas about the basketball court included:
 - Having a gated community (would need to identify HOA costs involved)
 - Posting the new signs on the park benches also
 - Paint No Trespassing on the court
 - Enforce picking up garbage that basketball users leave
 - Call the police whenever the no trespassing policy is being violated
 - Remove one of the basketball hoops and backboards and have that half of the court become a pickle ball court. Would need fencing at the middle of the court.
 - There are two types of trespass, criminal and civil
- There was considerable discussion about placing homeless persons in the Center at Norpoint. Items discussed include:
 - There are no local support services for the homeless.
 - Needles, drugs, and crime tend to occur at and near these homeless centers.
 - Cars and vans tend to be parked on the streets and sometimes lived in by such homeless residents. Can we check into getting No Parking signs installed by the City along the Nassau Ave. entrance to Heritage Park?
 - Greg has sent out information to homeowners about how to email City Park Commissioners

and various City Leaders to express concerns.

- Greg has sent out information about how to attend Zoom meetings which address this homeless situation.

- A neighborhood watch should be implemented if the homeless are placed in the Center at Norpoint.

- A homeowner meeting attendee with experience about homeless shelters will send us some information about this type of shelter.

- It was requested that the HOA stain the new HOA-installed fencing. Another homeowner indicated that the cost would pay big dividends in terms of the life of the new fencing. The Board will look into costs and logistics for staining this fencing.
- There was some discussion about using the park after 10:00 PM. It was noted that the lights in the park are on from dusk until dawn.
- The issue of having frequent drivethroughs of the neighborhood by a security firm was discussed. The Board had earlier decided not to implement this because of the high costs to the HOA. One homeowner said he had a much lower bid from a security firm. The homeowner will forward this bid to the Board for consideration.
- One homeowner brought up the cost of repairing a buckled sidewalk next to her property. In the last quarterly neighborhood walkthrough, Jill of Community Solutions provided a list of properties where the sidewalks have buckled and notified the affected homeowners. It was pointed out that this is the responsibility of the homeowner to fix and that the homeowner is liable for any injury caused by the buckling sidewalk. Earlier, a vendor had been identified that would give a price break for fixing the problem if multiple homeowners involved would all use this vendor. Due to some performance circumstances, the Board pulled its suggestion to consider using this vendor. The Board will make another search for a vendor that is willing to give a price break for multiple homeowners to use its services. It was pointed out that the Board does not recommend vendors to homeowners, but rather presents evaluated vendors to homeowners for their consideration
- Donna Miller thanked the HOA Board and other community volunteers for their service during 2020.

Adjournment

Greg adjourned the General Meeting at 8:15 PM.

Call to order

Greg Devey called the Budget Ratification Meeting to order at 8:15 PM.

Review and Ratify the 2021 Budget

Greg led the review of the proposed 2021 budget. There was no discussion from the meeting attendees. Homeowners present at the Annual Meeting plus proxies received were less than 51% of the 2021 Heritage Park homeowners. Hence the budget was approved by law.

Adjournment

Greg adjourned the Budget Ratification Meeting at 8:25 PM.