

Heritage Park HOA

January 10, 2009, Annual Meeting Minutes

Present: Richard Day, President; Don Etzler, Vice President; Donna Miller, Secretary; Kris O'Neal, CM&M, HP Homeowners

Open Meeting - 10:06 a.m

- Sign-in, Welcome and Board Member introductions

President's Report

- "State of the Park Address," a brief history of the Heritage Park Homeowner Association was presented by Richard Day (copy attached).

Financial Report

- The 2009 Budget was presented by Kris O'Neal.
- There were no volunteers to provide an Annual Audit. The cost of hiring a CPA for the Audit was previously investigated and ranged between \$3700-\$5300. The requirement for an Annual Audit was voted upon and unanimously waived.
- The request for a \$50 dues increase was discussed. The dues increase would allow a surplus fund to be built for projects such as: Common fence repair, sprinkler and lighting repairs, west hillside landscaping improvements, park play equipment improvements and additional benches, picnic tables and trash cans in the park. Additionally, general operating expenses such as landscaping, water and lighting costs have increased in the last three years. If passed, dues cannot be increased for a three year period.
 - Votes were cast by ballot and will be tabulated by Kris O'Neal and results mailed to homeowners with the 2009 dues statement and Annual Meeting Minutes.
 - The question of what constituted a common fence was raised. It was explained that a common fence is a fence on land the Association owns and pays taxes upon.
 - It was requested that a copy of the RCW concerning number of votes required to pass the Budget be included with the results of the dues increase.

Open Discussion

- Garbage can violation letters were discussed. It was noted that most homeowners are now in compliance. Homeowners can report violations by sending an email to the Board or calling Kris O'Neal.
- A homeowner related difficulties with fence builder *All Fence*. It was suggested that the HP website provide a referral service listing satisfactory/unsatisfactory contractors as reported by homeowners to help neighbors choose qualified service providers.
- The purpose of the ACC (Architectural Control Committee) was questioned. It was explained that the ACC identifies CC&R violations and reviews projects such as construction, landscaping and house painting. The ACC meets early spring through late summer once a month on a Thursday evening at the Park. Homeowners can bring projects to the ACC meeting for quick approval, and homeowners can also volunteer to serve on the committee.

Election

- HP resident Geoff Cribb was unanimously elected to the Board, position pending determination

Meeting adjourned

Submitted by Donna Miller

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