

3/24/15

HOA Minutes

55 members + Proxies

Introduction

- 2014 minutes approved

Budget and Treasures Report / Dennis:

- Found \$3,000 Bond for lower park
- Amount bonded \$46,669
- Used more water last year
- City required 125% of Project cost
- Lower park closed out
- \$15,350 will come back into the reserves

Sidewalk/Trees Update

- Public Works Budget
- Discussed shaving sidewalks as a possible alternative to tree removal
- Project will probably comprise sidewalk/street shaving as well as tree removal
- City maintains the sidewalks because their condition is a safety issue
- The discussion with the city has not moved forward since Oct. 2014
- A special meeting will be called if needed
- The sidewalks and streets in the cul-de-sacs are in particularly poor condition
- **Member 1:** “The condition of the sidewalks is a potential liability issue.”
- **Member 2:** Will the roots of the replacement trees grow downward, instead of outward?
- There will definitely be another meeting before any decisions are made about the trees on the sidewalks.
- **Jason:** “Everyone agrees that something needs to happen.”
- **Member 3:** Trees are blocking the street lights.

Roundabouts

- **Dennis/Jason:** We’ve been dealing with this issue and discussing solutions for years. The trees on the roundabouts are blocking the lights, impeding safety, and the city has contacted the HOA regarding possible damage to the street pavement around the roundabouts from the roots.
- **Jason:** We had to wait to address the roundabouts until the lower park work had been completed since the cost of the lower park work was up in the air. The curbs on the cul-de-sacs need immediate attention.
- **Dan:** The roundabout curbs need to be replaced
- **Dennis/Jason:** The HOA is responsible to:
 1. Clear vegetation and trees in the roundabouts that are blocking lights, destroying the curbs and threatening the integrity of the street pavement.
 2. Replace the roundabout curbs if necessary.
 3. Plant new landscaping that does not obstruct lights and thus promotes safety and preserves the curbs and streets
- **Member 4:** Why aren’t the curbs the city’s responsibility?
- **Dennis:** The curbs on the roundabout islands and the islands themselves are the HOA’s responsibility.
- **Jason:** Would like volunteers and input for plants.

Upper Park

- **Jason** addressed the vandalism: backboard glass shattered and the landscape and fence damage.
- **Dennis:** vendor is looking for replacement Plexiglas.
- HOA has replaced both backboards -- \$3,000.
- **Jason** discussed the possibility of security cameras, motion detectors, security systems, etc.
- **Member 1:** Who would monitor the cameras?
- **Member 2:** Perforated steel backboards would be \$750 each.
- **Member 3:** Does not want cameras in the park.
- **Member 4:** Are alternative backboards noisier?
- **Member 5:** Perforated steel doesn't resonate. Increase the lighting – the park is too dark.
- **Member 6:** If you have lights, the kids will play all night.
- **Cory:** Concerns regarding inappropriate pictures, hatchets, prescription drugs and beer bottles.
- **Jason:** Commented on the importance of balancing safety and privacy.
- **Member 7:** What about using phony cameras?
- **Member 8:** Commented that phony cameras are a huge liability because they give a false perception of safety.
- **Jason:** What to do about this issue needs to be a community rather than a Board decision.
- **Member 9:** Community needs to create “safe houses” for kids.
- **Member 10:** The park needs to be brighter – see damage to the park landscaping all the time. The kids inflicting the damage are coming from the condos.
- **Jason:** Bikes are racing down Hemlock, taking the curve at the park and tearing up the bark with their bikes.
- **Member 11:** Replacing the shattered backboards will maintain property values.
- **Jason:** We discussed the possibility of placing large landscape boulders in the bark to keep the kids from riding their bikes through the bark. Kids could play on the boulders; they would be visually appealing, and the boulders would keep kids from racing into the street.
- **Dennis:** The Board would need to meet with a landscaper.
- **Cory:** One-time expense.
- **Jason:** We have some money left over from last year's budget.
- **Member 12:** Would like more attention paid to the bark. Would be glad to help.
- **Dennis:** Will talk to the landscaper.
- **Member 13:** Could we have a subcommittee for the upper park issues?
- **Jason:** Awesome!
- **Dennis:** Send me an email.

Speeding

- **Member 1:** Please repaint the speed zones on the street. The city refuses to construct speed bumps.
- **Cory:** Can we have a flashing speed sign?
- **Member 2:** Corporate sponsors actually lend mobile flashing signs to help neighborhoods control speeds.
- **Jean:** Can we call the police if kids are drag-racing down the street?
- **Judith:** Call 911 to report the speeding and just tell them that it's not an emergency.
- **Dennis:** I'll look into both options.

Other Safety Issues

- **Cory: 3/23/15** – 9:30 to 10:00AM – attempted break-in
- **Member 1:** Warmer weather – watch out for the homeless.
- **Jason:** Call police regarding people who don't belong in the neighborhood.
- **Member 2:** Can we block solicitors for services, etc.? Allows people to scope out the neighborhood.
- **Member 3:** Please ask the city if solicitors need permits.
- **Jason:** Will check with HOA attorney to see if the HOA can put up a sign regarding solicitors at the entrance of the development.
- **Member 4:** Please check with the police regarding the possibility of requiring permits for solicitors.

Community Communication

- **Cory:** Website is live this week.
 - Contacts, bios, volunteer information, Easter Egg Hunt, Meet and Greet, Facebook information and community calendar
 - Will keep domain name.
- **Community Garage Sale** – June 27th
- **Easter Egg Hunt:**
- **Tracy:**
 - 9:30 set-up
 - 11:00 Hunt starts for 30 minutes
 - 1200 eggs to be filled
 - Please write Tracy to volunteer.
 - Picnic would be better if it took place at the end of the summer.
- **Jess Myers:** The family who just moved into the house on 13th street needs to be greeted
- **Jason:** Need help?
- **Jess:** Sure!

Reserve Study: What Else Needs Maintenance or Needs to be Replaced?

- **Dennis: Good News!** I asked the New Public Works Director, Mark Rigos, to look into whether the city was responsible for relining the ponds, and he just informed us that the city will take care of the cost.
- **Member 1:** Will the city reimburse the HOA for previous work?
- **Dennis:** No, the city will take care of the costs from this point forward.
- **Dan:** Assessment of bridges?
- **Dennis:** Upper bridge – the wood is not rotting yet.
 - Will need to be replaced in 3 to 5 years.
 - Shingles of upper park bridge have been ripped off. The landscapers have re-attached them.
- **Tracy:** There are extra shingles in storage.
- **Member 2:** What about the fire hydrants?
- **Dennis/Jason:** The fire hydrants are our responsibility to paint. We need to have the approval of the fire department before we paint them.
- **Member 3:** What about the back flow testing pipe?

Other Priorities

- **Dennis:** Architectural Review Request -- reminder to submit forms to add new roofs, fences, and paint, even when the materials are the same.
- **Jason:** Judith retiring from the Board – thank you for your service!
- **Dan:** Is the View Policy posted on the Web?
- **Member 1:** What about the common area trees that are blocking views?
- **Dennis:** Home is rented – be sure to call me.
- **Member 2:** Is there a max # of homes that can be rented?
- **Dennis:** 25 out of the 215 are currently rented.
- **Dan:** Is the city trimming trees?
- **Dennis:** We share the responsibility.
- **Member 3:** Tree that fell at the entrance – who cut it up?
- **Dennis:** The landscapers, but they did not charge us.
- **Member 4:** Landscapers are pushing the leaves into the creek instead of cleaning them up. Could you please ask them to trim around the mailboxes?
- **Member 5:** Please send a note to the members asking them not to place garbage or trimmings in the creek beds – can cause flooding!

Adjournment!