

Event: June 27, 2012 at 07:00 pm

Board members presents:

Jason Rogers, President

Gregg Kramer, Treasurer

John Romanschi, Secretary

Homeowners present: see attached sign in sheet.

I. Meeting was called to order at 07:00 pm

II. Neighborhood Garage Sale: *set for 08/11/2012, there will be a posting on Craigslist and announcement boards at the entrance of our neighborhood.*

III. Treasurer report:

- *A detail report was prepared at the February meeting*
- *Explanation of deposits*
- *Explanation of funds spent*
- *Reminders about the HOA dues being due on June 30.*

IV. 25th Drive Drain repair/Sinkhole

- *HOA board became involved because the 25th drive is a private property owned by HOA and was eroding under the pavement.*
- *Pictures were shared with homeowners present at the meeting*
- *The contractor hired to do the repairs (Bodine Constructions) discovered that Verizon when they installed the fiber optic cables bored and ran the cable through the storm drain.*

V. Neighborhood Drainage Issues

- *Having the 25th drive sinkhole and Bodine Construction looking at the storm drain on this street, this raised HOA board's awareness about the status of all the storm drains and grates in our neighborhood.*
- *According to our CC&R we are supposed to clean up the storm drains every year*
- *HOA board proposed two options: one is to have all homeowners deal individually with the storm drain clean up by hiring your own contractor or second having HOA board hire a contractor to perform the cleanup for the entire neighborhood.*
- *The storm drain clean up involves: basins clean up, pipe repairs, access to private property (lawn and driveway)*
- *Each owner need to locate where their storm grate is located and make sure is not covered. Maps are available with HOA board.*
- *We concluded to wait until we gather more information and then to send out to all 73 homeowners via mail, email or post on website, set a date and vote if*

HOA board should assume responsibility for hiring a contractor to perform storm drains cleanup and repairs.

VI. Dues increase/Special Assessment

- *Need to increase the reserve funds*
- *Need to spend on projects like storm drain cleanup*
- *Lowest dues of local HOA's in the surrounding area*
- *Cherry trees replacement*
- *Cut and replace trees in the greenbelts if needed*
- *Playground repairs or maintenance*
- *Blackberry bushes*
- *Water issues and hill erosion on 25th Drive*

VII. Greenbelts closure

- *Due to foot traffic increase and activity in the greenbelts a fence a 'No trespassing' sign were raised up on 25th Drive*
- *Pictures were shared with homeowners present*
- *Proposal of making a trail and use the greenbelt was tabled for now*

VIII. Sidewalk water leaks

- *City of Bothell has been contacted*
- *Homeowner's attorney find a ruling that places the City as a responsible party*
- *This might be a similar issue with 25th Dr and Verizon. HOA Board will contact Verizon to eliminate this option.*
- *If no other options we will contact HOA attorney to advice.*

IX. Board elections/Street representatives

Secretary: John Romanschi was nominated/Seconded

Treasurer: Gregg Kramer was nominated/Seconded

President: Jason Rogers was nominated/Seconded

Street representatives:

- *208th St: Kevin*
- *23rd Ave: Marti*
- *25th Drive and 211th St: Hunter Post*
- *210th St: Steve Hansen*