

**VIEWPOINTE AT REDONDO HOMEOWNERS ASSOCIATION (HOA)**  
**Minutes of the Annual Meeting on May 21, 2013**

**CALL TO ORDER:** The meeting was called to order by HOA president Rick Meeder at 7:06pm.

**ATTENDEES:** Alderson(17), Hawes(35), Meeder(22), Ross(36), Johnson(10), Kelliher(21), Will(18), Forsman(15), Packard(14), Genord(26), Sue Poehler(33), Neeley(20).

**OPENING REMARKS & WELCOME:** Rick welcomed and thanked everyone and discussed the reason for the delay of the meeting and change in location (Comfort Inn) due to the unavailability of the function rooms at the libraries.

**MINUTES:** The minutes of the 2012 Annual Homeowners Meeting were approved.

**TREASURER'S REPORT AND PROPOSED BUDGET FOR 2013-14:**

Additional expenses were encountered during 2012-13 including increased water bills (due to issues with the sprinkler system), sprinkler system repairs (valves, pipes, sod at entry), and reconstruction of the mailbox stand. While revenues did slightly exceed expenses, no contribution was made to our Reserve Account on this budget cycle.

Jeannette presented the proposed 2013-14 budget. No increase in landscape fees are expected although some other utility costs are expected to increase. The board shared earlier concerns over the increasing cost and limited coverage of HOA insurance. However, Jeanette and Mike (Alderson) were successful in restructuring the policy to address coverage issues. Premium costs will be managed by increasing the deductible.

The board also shared concerns over capital expenses looming in the near future, specifically, additional repairs/upgrades to the sprinkler system (est. \$3,500) and replacing the common area fence (est. \$15,000). There was concern over the look and ongoing annual maintenance associated with replacing the fence slowly over time as sections failed. There were comments made over the inadequate construction technique used to build the existing fence.

The goal of HOA leadership over the years has been to build a Reserve Account that would cover these major expenses and avoid a special assessment. But the current dues structure does not provide sufficient revenue to adequately build the Reserve Account

The board recommended a dues increase beginning with the 2014-15 budget cycle. Subsequently, a motion was made to increase the annual homeowner dues by \$100. Discussion ensued with general agreement that our dues were quite reasonable given the quality of the neighborhood and value of homes, and that a dues increase was preferable to assessments.

The motion was carried and passed unanimously to increase the annual dues to \$350 beginning in May 2014. The proposed budget for 2013-2014 was approved.

## **COMMITTEE REPORTS:**

### **Architectural Review (Sue Barrett):**

No construction requests came in this year. The committee did review numerous requests related to roof replacement and repainting.

Home-owners were reminded to provide the committee sufficient lead time (request two weeks) to perform a comprehensive review. The CCRs are available on the HOA website

A question on the flowering cherry trees came up last year. Sue Barrett met with City of Federal Way and in general they stated that a determination was needed to determine if the trees were in the right of way (50 feet from the center of the street). Sue believes most of our trees are within 50 feet, thus are in the right of way. If the homeowner wants to remove the tree, a permit is needed along with an inspection and recommendation of replacement trees. If this was done for the entire neighborhood the city would waive the permit fee. If the tree was not in the right of way, then we would still need to meet the city's "tree units" requirement before removing any tree on the property. If tree units were not met then a replacement tree must be planted. Sue recommended summarizing the information on our website. David Kelliher agreed to include it on the site.

### **Holiday Lights / Halloween / Food Drive:**

Participation of home-owners was down dramatically last year. Discussion took place on why to have the signs at the entryway inviting people in when there was so little participation. Signs were posted to notify visitors of the times. Discussion on whether to have a contest for the homeowners took place. It was discussed why people are not participating and for having something on the website for the holiday lights. The idea was also brought up to put a note out inviting all homeowners to participate and point out that it was certainly okay to do less. Debbie Will and Gail Genord offered to do a house-to-house invitation to participate in the holiday lighting. The use of the banner will be reviewed based on the level of homeowner participation for the coming season.

## **OLD BUSINESS:**

### **Website:**

A request was made that another note go out to the homeowners about how to get on the website. Homeowners mentioned that they would like to be notified when new content is added to the website. David pointed out that updating the website was an easy process.

It was suggested that the lot-map be updated and posted on the website. It was also recommended that the lot-map contain the address of the website and distributed to the homeowners.

### **Other:**

Concerns were raised with depressed properties. The board has contacted homeowners in the past and movement typically occurred.

**NEW BUSINESS:**

Concern was raised with the lack of homeowner participation at the annual meeting. It was recommended that each of us knock on our neighbors' doors and invite them to the meeting.

A garage sale will be occurring in the coming week for a non-profit association. Information will be posted on the website.

A situation was discussed regarding an aggressive magazine salesman. 911 was called. A stolen car was left on the cul-de-sac after a party. The police were called after the car didn't move for a couple days.

A truck was broken into recently. Nothing was stolen, but the door lock was damaged.

**ELECTION OF OFFICERS:**

The following officers agreed to and were elected to serve an additional term in 2013-2014:

President: Rick Meeder

Treasurer: Jeanette Alderson

Secretary: Doug Genord

Motion to approve the slate of officers was made and approved.

**ACKNOWLEDGMENTS:**

Board members and Mike Alderson were acknowledged for their efforts on behalf of the HOA.

**DOOR PRIZE DRAWINGS:**

Black Angus Gift Card (Dave Ross), Movie Theater Tickets (Jeanette Alderson).

**ADJOURN:**

The meeting was adjourned at 8:30 PM