

VIEWPOINTE AT REDONDO HOMEOWNERS ASSOCIATION (HOA)

Annual Meeting May 21, 2019

CALL TO ORDER: The meeting was called to order by HOA president Wes Will at 7:34 PM

ATTENDEES: (19 total)

- Alderson, Mike & Jeannette
- Cleveland, Craig
- Curwood, Rick
- Duke, Carol & Frank (Treasurer)
- Genord, Gail & Doug (Secretary)
- Hilton, Cathy
- Huestis, James & Christine
- Packard, John & Lorna
- Rider, Sandi & Paul
- Swank, Belinda and Dan
- Will Debbie & Wes (President)

OPENING REMARKS & WELCOME:

Introductions were made by those in attendance.

2018 Minutes were read and accepted.

Treasurers Report (Frank Duke): The board reduced HOA dues from \$350 to \$300 to better match anticipated expenses. Collecting \$13,200 will provide enough for contingencies. Expenses are very predictable and similar to last year (about \$260 per property). Budget for 2019 is \$8,334 minus capital improvements. Expenses include landscaping (\$475 + tax per month) and water which is our biggest expense. \$1,219 for HOA insurance. \$10,199 was in the bank at the end of April (consider it our reserve fund).

NW landscaping is doing a good job but they are pricey. They perform less than 1 hour of work for 2 men to cut and edge the grounds. They feed shrubs and lawn plus add weed killer.

The 2019 budget was approved.

Committee Reports

Architectural Committee (ARC): Craig Cleveland described the committee's responsibility. Turnaround of forms is about 72 hours. It was noted that the ARC are receiving many of the submitted forms that are not complete. Forms are available on the website. The ARC doesn't require most backyard improvements be approved unless they are a structure such as a shed which will be very visible to the neighbors. Backyard fencing is also not required to be approved although this might be reconsidered since some of the fencing is visible from the street.

Holiday: Craig Cleveland reported donations of 1500 lbs. of food from those enjoying the holiday lights. Half the food was donated to Multi-Service center and the other half to Northwest Harvest. \$200 cash donations were donated to Multi-Service center.

Common Areas

- **Lighting:** Upgraded LED lighting at the entry way and gazebo is paying off in reduced electric bills and maintenance.
- **Sprinkler Repair:** Frank Duke has spent considerable time repairing and unearthing the sprinkler heads and adjusting the watering program. It was not known whether the water sensor is working properly; Frank will investigate.
- **Landscape Repair:** Damage to our landscaping on 1st avenue that occurred due to a car accident was repaired with costs covered by the owner's car insurance.
- **Maintenance:** Common area sidewalk was pressure washed last year on First Avenue. A new roof was put on the gazebo and the interior was painted by Sandi & Paul Rider and Thu Van Le.
- **Special Thanks** were expressed to Sandi and Paul Rider for painting over the graffiti on the North fence.

Yard Care: Weeds in pavement cracks are showing up in driveways, sidewalks and near the street curbs. Homeowners in attendance requested that the board distribute information to homeowners and possibly post at the mailboxes recommending treatment and pressure washing these areas.

It was pointed out that a couple houses have weeds over a foot high and homeowners need to be notified by the board.

It was voiced by some in attendance to have all signature trees pruned similarly. Wes pointed out that HOA funds are not to be used for private property maintenance.

Discussion:

Website login information: Viewpointehoa.org, user name: Viewpointe, password: Redondo

Security camera use is increasing in the neighborhood and highly recommended.

Mailboxes have been left open by the mail carrier a few times. The Packard's have the mailman's phone number if he needs to be contacted.

"Informed Delivery" is a feature available from the US postal service to have your mail photographed before it is delivered; free of charge. Visit usps.com for more details.

Wes pointed out that Article 9 Section 6 regarding Signage states that "No signs displayed in public view". Signage (other than security and weekend garage sales) needs to be approved by the board.

Pot Luck: Had 40 people show up last year for the pot luck and the organizers would like to repeat it. Would like to hold this year at the Johnson's residence on July 12th or 13th. Last year the HOA provided funds of \$89 for the event.

Mike Alderson mentioned that a new exit is being proposed off of I-5 at 312th with 4 lanes of roadway to Pacific Highway.

Lorna Packard mentioned that their annual Garage Sale for Prevention Time (Africa AIDS Assistance) will be held June 27th-29th at Sacajawea. An associated Clothing Drive is going on all summer.

Election of Officers: Karri Cleveland has volunteered to fill the role of Secretary and her election was unanimously approved. Wes is going on 5 years as president and hopes to complete his service this year. Frank is starting his 2nd year. Their reelection was unanimously approved.

Special Recognition: Mike and Jea Alderson were formally recognized by the board for their extraordinary and generous years of service.

Door Prizes: James and Christine Huestis won an Olive Garden Gift card, Mike and Jea Alderson won a Black Bear Diner gift card.

Meeting was adjourned at 8:33PM