

# **Limerick Park (in Lacamas Valley Estates) Minutes for Board of Directors Meeting 17 July 2016**

A meeting of the Board of Director's for the Limerick Park HOA was held on 17 July 2016 at the home of the association President.

## **Introduction**

In attendance were President Shawneen Falck, Vice President Angelina Palmer, Treasurer Brandi Sydney, Secretary Rob Billington and Member at Large Ted Folly. The President called the meeting to order at 4:05 PM.

## **General Overview**

Shawneen gave an overview of progress to date in transferring the Financial Authority of the HOA bank account. Attempts to contact Matt Barlee, the Developer's Representative (DR), being an on going exercise in frustration for the Treasurer/President. Shawneen met with Ed Buffington who set the original account, at the bank and was added to the account. The DR was removed was removed from signature authority and any ability to make inquiries. This transpired 14 July 2016, following many efforts to contact the DR after the election of the new HOA Board, communication with the DR remains intermittent and to date via e-mail when he does respond.

Shawneen got statements from the bank back to the start of 2015. For the bank to give a statement further back than 2015 requires a considerable service fee.

A \$ 3,383.50 payment by the DR for attorney fees after the election of the new HOA board on May 31<sup>st</sup> as well as two payments made to a Joseph McCabe of Scottsdale, AZ for \$748.88 and \$600.28 on 3 June 2016 is a concern. Brandi is going to try and ascertain what specifically the attorney payment is for; Shawneen will pursue the AZ payments.

The issue of a \$250 administrative fee charged to new home owners on title transfer in addition to HOA fees was discussed, following much discussion a motion was made by the Secretary to continue the fee, all concurred.

Shawneen informed us that the DR has not paid for landscaping services previously in a time sensitive manner, there may be several past due payments.

The HOA has an insurance payment due on 15 November 2016. It is anticipated we will have the \$6,724.18 needed to cover the payment given current fund status for the HOA.

Shawneen located the Association Bylaws and confirmed the HOA is registered with the Washington Secretary of State.

Following the overview the Vice President asked we adopt an agenda format for the future meetings. All agreed to submit suggestions for agenda inclusions to the President NLT 28 July.

Shawneen will work with Brandi to deposit HOA dues checks and report back on the current income and perceived forecasted expenses.

### **Landscaping**

Shawneen located water bills for two accounts, the park and the entry area. The park water meter is padlocked from previous non-payment lock out. The bill was paid but the lockout requires a \$25.00 fee to remove. Brandi will co-ordinate that payment and inform Rob, who will then co-ordinate with the telephone utility contractor's insurance adjuster to have the sprinkler system for the park repaired that was damaged by them as it will require water pressure to perform a dynamic test on completion of repair.

Rob voiced his uncertainty whether the entry was ours exclusively or the Lacamas VE HOA's or possibly a shared responsibility as the Developer improved and took over maintenance of the entry to enhance sales some 3 years back.

Rob and Ted Foley agreed to co-ordinate a meeting with the Lacamas VE HOA to inquire on this and other mutual issues to both HOAs (remotes for the gate, gate closure, gate repairs as well as any memorandums of agreement that may be in effect).

Rob asked if any of the water bills had been analyzed to look at historical annual usage for water/rates. Brandi has the bills and would look at them and let us know.

Ted Foley reported that since the last meeting he contacted **19** landscaping companies, all either to busy to take a new customer or not interested in giving our HOA a bid. He recommends we continue using the company now performing the service.

The board agreed.

### **Association's Electronic Communication**

Angelina voiced concern that the Facebook Lacamas Valley Estates (LVE) group, while well intended and providing a service, is not a board sanctioned Limerick Park HOA outlet for communication to HOA membership.

There was discussion for the need of an HOA sanctioned outlet for news/posting of CCRs and HOA issues. Brandi agreed to take the lead on what it will take for an HOA sanctioned website to be implemented, to include costs.

Rob made a motion that IAW with the board's desire to delineate the distinction between Lacamas Valley Estates HOA and Limerick Park HOA that the name as registered with the WA Secretary of State, Limerick Park, be used for the website, with verbiage such as Limerick Park HOA (in Lacamas Valley Estates- or in LVE). The board was in agreement as there are too many errant communications sent and received as a result of the use of LVE in electronic HOA communications.

Speed limit and Slow Children at Play signs: Board discussed the need to install more, based off many homeowners concerns. Ted will research cost for 10 of each, two per post.

32<sup>nd</sup> Avenue South sign does not exist at main entrance. Rob has confirmed with Pierce County that they will not install one, as it is a private road. He was given Zumar as local contact by the county road maintenance dept for having a sign made.

Rob and Ted to speak with the LVE HOA about this at their upcoming meeting.

Builder Adverting signs in the Park area. Board is in agreement they either need to go or rent paid to keep in place. Rob will action.

Builder signboards. Rob will talk with Sound Built about where they are to be placed, within the gates. Will look at how placed on 288<sup>th</sup> to insure they are not obstructed either HOA's members view on egress onto 288<sup>th</sup>.

A State of the HOA general meeting was discussed. The board agreed it is needed and will publish via flyers a HOA in the Park meeting, bring your own chair, to introduce themselves and have the President give a "State of the HOA" briefing to interested home owners. Date to be 20 August, 3 PM. Rob will make a flyer for Angelina to print, distribution yet to be decided on as for how but most likely will do a house to house.

Lacamas Valley Estates HOA: the board discussed the need to reach out and determine common/shared expense items responsibility and need for Letter of Agreement and the need to determine a means for Limerick Park HOA members to obtain gate codes/remotes.

Board members are in general agreement that it is the responsibility of the builder to provide remotes to new homeowners. The board also agreed that homeowners who rent their homes are responsible to provide the renters a remote, not the HOA. The board agrees that the amount of remotes per household is to be two. Rob and Ted will discuss this and how LP HOA members can obtain remotes and gate codes when they meet with the LVE HOA.

Member request for approval of fencing: Rob and Ted received a request to approve a wrought iron fence from an HOA member. Ted researched the CCRs, and with Rob, looked at their lot and request, spoke with the homeowner and Ted will promulgate a letter of approval as the HOA is currently lacking a Design Review Committee (DRC).

The need for a DRC was discussed.

Unfinished Business: None at this time.

The next HOA Board meeting is 1 August.