

Limerick Park HOA

Board Meeting Minutes

Day/Date/Time:	Saturday/July 8, 2017/10:00 AM
Location:	Ted's Shop (3106 290 th Street, Roy WA 98580)
Attendees:	James LeClear, Jennifer Lorenzen, Ted Foley, Stephanie Neurer, Wil Hutcheson, Cassie Tompkins (CM Pro Services)
Excused:	N/A
Members Present (#):	0
Called to Order:	10:10 AM
Called to Close:	12:39 PM
Duration:	2 hours, 29 minutes
Minutes Prepared By:	Stephanie Neurer, Secretary
Minutes Approved:	Saturday/August 12, 2017/August HOA Board Meeting

Agenda

1. New Board Positions – Duration of Service
2. Lacamas Valley Board – Maintenance Agreement
3. Landscaping Contract for Common Areas
4. Design Review
5. Committees
6. Security Lights
7. Bicycle Rack
8. Speed Limit Signs – Cameras

New Board Positions – Duration of Service

The new Board elected within themselves the following positions:

- President – James LeClear – 2 year term
- Vice President – Jennifer Lorenzen – 2 year term
- Treasurer – Ted Foley – 1 year (remaining of 2 year term)
- Secretary – Stephanie Neurer – 1 year term
- Member at Large – Wil Hutcheson – 1 year term

BOARD VOTED IN FAVOR (5 to 0) for the following action: Budget ratification meeting to be held in the fall to get back on track for fiscal year planning. Annual membership meeting for Board election and budget ratification to take place in the Fall of 2018 to avoid having 2 separate meetings.

Lacamas Valley Board – Maintenance Agreement

- Merging boards?
 - To avoid double efforts and legal fees, decision to be made prior to moving forward with the maintenance agreement.
 - New/updated CC&Rs/Bylaws/Membership Dues
 - Attorney/fees will be required
- Cassie sending email to all members of both boards to plan a co-board meeting for shared interest discussion.
 - Define common areas
 - Split cost percentage of shared interest expenses
- Maintenance agreement to legally document partnership
 - Cassie will provide examples of agreements for reference/starting point
 - Attorney/fees will be required

Landscaping Contract for Common Areas

Contract with Avalon (current vendor) expires on July 29, 2017. If the contract is not renewed or cancelled at that time, it automatically goes to a month to month contract.

BOARD VOTED IN FAVOR (4 to 1) for the following action:

1. Let current contract expire, then cancel

2. Clearly define common areas and maintenance expectations for each one
3. Put contract out to bid on January 1, 2018 for contract/maintenance to begin on March 1, 2017
4. From August 1, 2017 to March 1, 2018, membership volunteers will maintain common areas
 - Volunteer at their own risk
 - Use personal equipment, service, time and materials
 - Waiver signage required?
 - Calendar to be developed
 - Grass is dormant from October through February
 - If volunteerism falls through, contract will go out to bid sooner

Design Review

Exterior changes/modifications must go through the Design Review process.

- 3 options for response
 1. Approved as submitted
 2. Approved with proposed changes/on proposed conditions
 3. Declined for reasons described in detail
- Requests will not be approved if anything in the request doesn't align with HOA governing documents
- Board will review details of the pending request and attempt to meet with homeowner to discuss further

Committees

HOA previously had the following committees (with no current formal membership in any):

- Building/Design Review Committee
- Landscaping Committee
- Maintenance Committee

Board will resume responsibility for the committees above (now Board functions), requesting volunteers from the membership when applicable.

Security Lights

James researching more and presenting at next meeting.

Bicycle Rack

Jennifer researching more and presenting at next meeting.

Speed Limit Sign – Cameras

James researching more and presenting at next meeting.