

Annual Meeting Minutes

Day/Date/Time:	Saturday, January 25, 2025 at 10:00 AM
Location:	Park
Attendees:	Ted Foley, Stephanie Neurer, KC Jones, Joe Luciani, Tony Sander
Excused:	
Members Present (#):	39
Called to Order:	10:06 AM
Called to Close:	10:40 AM
Duration:	40 minutes
Minutes Prepared By:	Stephanie Neurer, Secretary
Minutes Approved:	TBD

Previous Meeting's Agenda

Previous annual meeting minutes from 2023 (no annual meeting in 2024) – Approved, no against.

Introduce Board Members

Ted Foley
Joe Luciani
Stephanie Neurer
KC Jones
Tony Sander

Community Report

Ted provided community report with the following updates:

- Accident with light pole, fence and house damage update:
Driver didn't have insurance, waited for official report to give to our insurance to act.
- Small road repairs were made this year.
Roads will need to be resurfaced in the next 5-10 years.
Need to save money in reserves for this purpose.
- No trees were cut down in any wetland areas in 2024.

Reserve Study

Reserve studies are required from the State of WA for HOAs. It is a 30-year savings plan, identifying major repairs, replacements and a plan to pay for them.

- Ted thinks their savings estimate is unattainable
- HOA is required to pay for the annual review per the state RCW
- The bridge is the riskiest asset

Budget Ratification

Ted discussed budget:

- Dues are increasing \$50/year (\$25/assessment 2/year).
- Moved excess funds from checking account to CD for higher interest, should make \$7k.

Voted to ratify budget - passed with quorum being met – 0 voted not to ratify.

Vote to Waive Audit

The HOA financial audit is a state-mandated audit for all HOAs in WA that collect \$50k or more in dues annually. HOA communities can vote to waive, quorum is required.

- Audit costs \$2,800 per year.
- Vote required every year to waive.

Voted to waive audit – passed with quorum being met – 0 voted not to waive audit.

Board Membership

2 board seats are available with Ted and Steph having both served 2-year terms.
Nominees are Ted Foley, Stephanie Neurer and Austin Kelly.

Ted and Steph voted back in.

Gate issues

Gate is not owned by our HOA; it is owned by Lacamas Valley Estates (the front neighborhood). Both boards agree on all service calls and maintenance, and we pay 65% of the cost since we are 65% of the homes in the combined HOAs.

Guardian Security was bought by Roblee's. They want a maintenance contract that we do not want to pay for, so they are charging us more when they come out to fix something.

Chris Clardy has contacts for gate companies, will talk to Ted.

Cressy Door

Open Floor

Time for attendees to voice concerns, bring ideas and discuss items.

Better mailbox area for pulling off the road to get the mail to be out of the way of traffic?

New gate? One in lane and one out lane?

Backstop in the field?

Meeting adjourned – 10:40 AM

Next annual meeting – TBD