

BOARD MEETING MINUTES

Day/Date/Time:	Monday, 10/7/24 at 5:30 PM
Location:	Ted's House
Attendees:	Ted Foley, Stephanie Neurer, Joe Luciani, Tony Sander
Excused:	KC Jones
Members Present (#):	0
Called to Order:	5:30 PM
Called to Close:	6:10 PM
Duration:	0:40
Minutes Prepared By:	Stephanie Neurer, Secretary
Minutes Approved:	TBD

RECURRING BUSINESS:

Previous Meeting's Agenda

Previous board meeting minutes from 4/28/24– Approved 4-0.

Previous Month's Management Report

Cassie provides Management Report prior to each monthly meeting for discussion/approval.
Previous management reports monthly since last meeting – Approved 4-0.

Pending Design Review(s)

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

Review Compliance Issues

Issues with compliance notices, concerns from homeowners and special circumstances to discuss.

Lacamas Valley Estates (LVE) – Updates

Ongoing communication/projects in conjunction with LVB.

New HOA Website

CPMS has a new system we can try out for the HOA website.
Cassie to send details to Steph

Wetland Maintenance

Maintenance to wetland areas which are common areas owned by the HOA.
Ted/Cassie to set up assessment with Arborist and tree cutter, will vote on action when results come in.

Gate Updates

Updates about all gates in the neighborhood.
Current gate company is raising prices to \$1,200 per year (2 visits/year) for preventive maintenance and \$300 per service call with no exceptions.
LVE researching new company in Frederickson.

Survey Results (on hold)

Steph to draft Rules & Regulations document, need to revisit the need for this.

NEW BUSINESS:

Board email

Board member email is not working. Member at Large is not getting group emails forwarded. Steph emailed vendor for help 10/7/24.

Invest HOA funds

Board would like to invest/lock in a portion of the reserve funds at low risk for higher returns than the typical savings account interest rate before the market rates go down more.

Steph will inquire with Edward Jones for recommendations.

2025 Budget Ratification Annual Meeting

The 2025 Budget Ratification Annual Meeting is scheduled for Saturday, November 16, 2024, at 10:00 AM in the park. Awnings will be set up in case of rain.

Board has voted (4-0) to increase HOA dues at a rate of \$50 per year for the foreseeable future to build up the reserve fund and avoid a special assessment for anticipated major repairs. Depending on the cost, a special assessment may still be necessary at the time of repair.

Cassie will compile local HOA dues data for comparison.

2025 dues will be \$650 per year or \$325 per assessment.

Members can contact Cassie to set up monthly billing if that method is preferred.

Meeting adjourned – 6:10 PM

Next meeting – 11/16/24, 10:00 AM in the park.