

HOA Annual Meeting Minutes
Park Place Homes Condominium Association
Saturday, March 11, 2017

Location: Alpine Ridge South Club House

Call to Order: The meeting was called to order at 10:00 a.m.

Quorum: was reached.

In attendance were:

Greg Kissell, President
Eileen Mcleod, Vice President
Amy Knoke, Secretary
Kylin Parks, Community Association Manager (Best Management Co.)
Debbie Weaver (Best Management Co.)
Ainiwaer Abudumutailifu, homeowner
Ruth Ross, homeowner
Shu Mei Kao, homeowner
Lesly Golioth, homeowner
Jordan Welch, homeowner
Robert Lee, guest
Keith Welch, guest

As the meeting began, Mr Jordan Welch interrupted. He was asked to wait until “new business”. He refused, and continued to disrupt the meeting. He was asked to leave. Mr Golioth and Mr Keith Welch chose to leave with him.

Approval of Previous Meeting Minutes: Ruth made a motion (2nd Ainiwaer) to accept the May 26, 2016 meeting minutes as written. **Motion carried.**

Financial Report & 2017 Annual Operating Budget Review:

2016 Year End Financial Report: Debbie Weaver provided a review of previous year's budget.

Proposed 2017 Annual Operating Budget: Debbie Weaver provided a review of the proposed 2017 budget, including the 10% increase in dues. Asking the landscaping company to spread salt during the winter was discussed. The option of installing water usage monitors in each until was discussed. Ruth made a motion to accept the 2017 budget (2nd Ainiwaer). **Motion carried.**

President's Report: Stated that our goal is long-term stability of the community. Discussed several issues:

- The transition to Best Management Company.
- Maintenance issues, including the recent repair of the storage area door.
- The vandalism to the new storage area door.
- Installing real security cameras.
- The idea of a quarterly newsletter.

Community Association Manager Report: Kylin presented a report of the maintenance that had been done since BMC was hired in November 2016. Said that the current landscaping company is aware they're on their “last chance”, and their service will be cancelled if they don't improve their work. Discussed ongoing and future

projects. The roots in the parking lot need to be removed – have requested two bids. The attic inspection revealed the need for extra ventilation. Discussed the possibility of replacing the gutters. Explained new master insurance policy.

Election of Board of Directors: All three board positions were open for election. There was a call for nominations. There were no new nominations. Ruth made a motion to adopt the current board (2nd Shu Mei). **Motion unanimously approved.**

Vote on Draft Bylaws: The Association does not currently have bylaws. BMC asked the lawyers to draft bylaws. Bylaws were reviewed. Greg made a motion to accept the bylaws (2nd Ruth). **Motion unanimously approved.**

Unfinished and new business:

Garbage area:

- New fence for garbage/recycling area. Need to do, but not in current budget.
- Request for person-sized door in new fence.
- Possibility of composting
- Request for bigger recycling bins, possibly in conjunction with a smaller garbage dumpster

Playground:

- Discussed idea of bringing back the playground
- Suggestion of getting funding from Lynnwood for pocket park

Parking signs:

- Replacement of signs from towing company

Dryer vents:

- HOA responsibility
- cleaned last summer, but some owners report excessive lint

Settling of Building #19626

- discussed need for survey

Adjournment: There being no further business Greg made a motion (2nd by Ruth) and approved to adjourn the meeting at 12:00 p.m.