

Hendricks Hill Homeowners Association – Annual Board Meeting Minutes 1/19/18

Present: Gena Hutton, Paul Hawkwood (by phone), James Beeler, Mike Gelardi, Ken Moszeter, Barb Dewey, Michelle Hussey, Hallie Hoskins, Alex Johns, Becky Parquet, Cheryl Armstrong, Jason McMillen, Rob Inerfeld, Cheri & Kelley Borgman, Jessica Swain-Bradway, Olivia Bradway

Finance:

Ken Moszeter provided the Treasurer's report of income and expenses from 2011-2017 with projected expenses for 2018. Due to inflation and anticipated costs of tree removal, roads repairs, insurance premiums, quarterly dues will need to be increased by \$15 in 2018, to \$115 per lot per quarter. Dues for 2019 are projected to be \$120 per quarter, and 2020 dues to be \$125 per quarter. After that point, dues will be reassessed.

The Board will have a reserve study conducted to determine an adequate amount of money that should be maintained in our reserve fund. We currently have \$47,800 in the reserve fund, which is required to be maintained for repair or replacement of common elements of the association.

Landscape:

Our arborist has identified a few large trees that pose a danger of falling and causing damage. Please refer to the attached map indicating additional areas needing attention, with colors indicating priority level as funds are available.

Our landscaping contractor, Christy, performs a valuable service to us and works hard, though she doesn't have the time to address all areas we need worked on. It was proposed that we offer her a

raise in her hourly rate. We will also explore using an additional contractor for landscape improvement projects.

Improvements are needed in the park for soil drainage. Mike Gelardi will work with Christy to address this in spring.

Cottonwood trees at end of the cul-de-sac where the park is located are damaging the road and need to be removed. The tree straddles two properties, so the Board is discussing a 3-way cost split between the Board and the two homeowners. Mike will obtain a cost estimate and contact the homeowners.

Roads:

Michelle Hussey has a quote from Pave Northwest for sealing cracks and applying slurry coat to our roads. This will cost about \$10,413. Additional costs will be incurred to repair areas of road that have been damaged from tree roots.

Plastic boxes filled with antifreeze pellets have been placed in several areas around the neighborhood. If you are willing and feel comfortable during an ice storm, feel free to help spread this on icy areas and hills.

The Board would like to replace the yield sign at the intersection of Riverview and Hendricks Hill with a stop sign. A sign will also be installed to warn drivers of children playing.

It was requested that a quote be obtained to have the stormwater drains pumped once every year or two to removed clogged leaves.

Parking:

As mentioned at the last annual meeting, some vehicles have been illegally parked overnight near the playground, in the circle's No Parking area, and in some of the cul-de-sacs. There is NO overnight street parking allowed in the Association. Such illegal overnight parking can create a safety hazard for emergency vehicle access. Residents should use their garages and driveways for their overnight vehicle parking. We will soon be striping designated parking spots on the cul-de-sacs for residents, as well as for visitors.

The City has been requested to paint a stripe on Riverview St. just below the circle where cars coming downhill tend to cut into the inside lane. Residents should be reminded to use caution and drive slowly here.

Election of Officers:

Kelley Borgman has volunteered to fill the Member-at-Large position until the Board can find someone who would like to apprentice with the Board and prepare to come onto the Board next year. This was approved by the members present at the meeting.

Serving on the Board gives a strong sense of appreciation and gratitude for our community and for all the things that the leadership team (Board and the committees) does to help the community thrive. The meetings (usually held every other month) are interesting and a nice way to get to know people in the community. Everyone is welcome to come and see what the work of the Board is like and to give their input into community concerns.

Next Board Meeting

Date/Time TBD
3002 Hendricks Hill Dr.

All homeowners welcome