



**Review 2008 Projects**

**Chou Ta**

1) Annexation into City of Renton (July 2008)

2) Establishing Due Process a) welcome letters to new homeowners b) Seller/agent notification alignment c) collection policy (delinquent HOA dues) d) ACC Tracking Log (standardized/formalized) e) violations log f) landscaping contract/upkeep g) Gas pipeline (emergency plan, phone # to call) h) Back hills/slopes (maintenance – arborist survey report)

3) Get water turned back on around entry way & upkeep backflow testing

4) Summerfield website management

5) Newsletter

6) Discovery of two separate CC&Rs under Summerfield a)Currently requires two separate HOA Boards to run Summerfield residents (VFI and VFIII) b) Reviewing next steps (goal to merge the two CC&Rs) c) Requires votes from homeowners d) Legal fees associated with the process from start to end

Conclusions:

Action items:

Person responsible:

Deadline:

**2009 Projects**

**Chou Ta**

1) Annexation into Renton (July 2008) affords the following benefits a) Neighborhood Grant Program (signage, landscaping, lighting, annual picnic) 2) Newsletter Grant Program a) \$1/household (\$112) b) City can print newsletter or c) the provide grant money and we print our own

3) Faster police response time 4) Planting of Creeping Juniper along Maple Valley Hwy 5) Forming Project Committees 6) Mailbox replacement work 7) More resources posted on our website 8) Increasing HOA dues

Conclusions: Further discussion on planting Creeping Juniper Requested

Action items: Form project committees with HOA members

Person responsible:

Deadline:

**Homerowner's Dues**

**Chou Ta**

HOA Dues cover: landscaping, common area maintenance and utilities, Annual Community Barbeque, Office Supplies

(postage, envelopes, etc.), Windermere Property Management

Benefits include: keeping the neighborhood presentable, safe, and maintaining and improving our property values.

Conclusions: Concern was expressed regarding using dues to pay for a property management company rather than completing neighborhood projects (such as the HWY 169 fence re-build)

Action items: Dues increasing to \$300 for 2009

Person responsible:

Deadline:

**2009 Budget**

See attached presentation – Total Income \$33,600 total Expenses \$32,320

Conclusions: 2009 Budget was approved by HOA board prior to annual meeting

Action items:

Person responsible:

Deadline:

**Board Member Elections**

**Chou Ta**

3 open positions – President, Treasurer, Term Member – If new members for all positions are not obtained, the association will be managed by a 3<sup>rd</sup> party.

Election Results – President (Chou Ta), Vice President (Kori Kickbush), Secretary (Sherril Gerell), Treasurer (Nicole Topel), Term Member (Galen Diezt)

Conclusions:

Action items:

Person responsible:

Deadline:

**Questions**

Discussion: Neighborhood Speed bumps, Front fence

Conclusions:

Action items:

Person responsible:

Deadline:

**Additional Information**

Observers:

Resource persons: Shelley Murray, Windermere Property Management (253) 638-9811