



## **Annual Meeting Minutes**

### **Foxwood Meadows Homeowners Association**

#### **January 10, 2018**

**Introduction:** Foxwood Meadows HOA held the 2018 annual meeting at the residence of Jan Radoslovich. The meeting convened at 6:30 p.m.

#### **Roll Call:**

<b>2017 HOA Board Members</b>	<b>Status</b>
Fedir Panesenko, President	Present
Ted Buehner, Treasurer & Cost Control Committee Director	Present
Andrew Curtiss, Secretary	Absent
Amy King, Association Manager – Protocol Property Mgmt	Present

#### **Welcome!**

Jan welcomed all in attendance to the meeting. Out of the 41 homeowners, 20 were in attendance and there were 10 proxies, easily enough for a quorum.

#### **Prior Meeting Minutes**

The 2017 annual meeting minutes were reviewed and approved by meeting attendees.

#### **Williams Pipeline Briefing**

Rodney Gregory, Land Project Manager of Williams Pipeline, gave an update on the planned PSE gas pipeline expansion along the southern border of the HOA's property. The pipeline expansion involves changing out an 8" line with a 20" line to better meet Puget Sound Energy's natural gas line demand in southern Snohomish County. The project is slated for the summer season of 2019. It will involve some additional traffic for crews, and their supplies and equipment for about a 5 week period. More information about the project will be shared as the project time period approaches.

#### **Financial Review**

##### **Current financial statement**

- The Nov 2017 (latest balance sheet) statement was presented Treasurer Ted Buehner.
  - Total Operating Cash: \$9633.48
  - Total Reserve Account: Actual: \$47027.33. Target per the 2015 Reserve Study - \$37553.
  - TOTAL Liabilities and Capital: \$56660.81
- Ted also reviewed what HOA Dues fund with a handout provided to all in attendance.

#### **2018 Budget**

The 2018 HOA budget was presented. No change in the \$600 annual dues was highlighted. The budget was voted upon and approved.

#### **Nominations for 2018 Board Members**

Nominations for the year's board members were offered. Current board members Fedir Panasenکو, Andrew Curtiss, Ted Buehner, and Eddie Lawshe agreed to be nominated again. Dave Zhang and Hans Endresan

were nominated as at large board members. All nominees were voted to be on the 2018 board. An upcoming board meeting will determine who will be President, Secretary and Treasurer.

### **Architectural Control Committee (ACC)**

Members of the ACC were discussed. Jan Radoslovich, Lisa Cole, and Keith Morris offered to be on the ACC committee.

### **2018 Projects**

The major project on tap for the year is the tot lot. The site's drainage needs to be replaced due to constant standing water, and the tot lot equipment is at the end of its life. The idea of replacing the tot lot equipment with a half basketball court was discussed and voted down by those in attendance. Other ideas included new tot lot equipment or making the site into a park setting with picnic tables and perhaps a barbeque pit. Amy will forward a letter and survey to homeowners in February about ideas for the tot lot site. The letter was planned to be included in the semi-annual dues notice, saving postage. A HOA meeting will be held near the end of February that will include interested homeowners in decision regarding the site.

### **Other Homeowner Concerns**

- Discussion addressed one homeowner who has been renting out room in their home, resulting in more parked cars near the crest of the hill on 12<sup>th</sup> Drive SE. With cars parked on both sides of the street, motor vehicle safety concerns have risen and the ability for emergency vehicles to move through that stretch of the street is also a concern. Renting of rooms is not permitted per the HOA's CC&Rs. The homeowner has been notified about this room rental practice by Protocol several times. The 2018 HOA board will take up this issue for further action.
- The HOA's website (forwoodmeadows.org) was highlighted including a number of features such as forms to report speeders and the home modification form for anyone planning to paint their home or other major street facing projects. Refrigerator magnets with the HOA's website address were distributed.
- If there are any homeowner concerns or complaints, please contact Amy at Protocol so she can follow up as a third party.
- A new private school is planned to be built on the former tow and wrecking yard property at the corner of 183<sup>rd</sup> and Bothell-Everett Highway with the school opening for the fall of 2019. The school will have one year in temporary quarters across the highway starting in the fall of this year. More information about the school's plans and its potential impacts on the HOA including additional traffic will be sought and shared with HOA homeowners.
- A neighbor who lives on the small HOA cul-se-sac noted that a tree at a corner with 185<sup>th</sup> needs to be trimmed to improve the sightline. Who's responsible for the trimming? That issue will be reviewed for action by the board and Protocol.
- The long fence on the east side of 12<sup>th</sup> Drive SE leading into the HOA from 183<sup>rd</sup> has several gaps in it where panels have separated from the support posts. Eddie and Ted plan to tackle this project.
- Homeowners noted they appreciate the efforts to address local projects like spreading of bark to minimize HOA project expenses.

### **Neighborhood Engagement (Social Activities)**

- **Summer BBQ** – About a dozen homeowners attended the 2017 HOA BBQ in September, held at the North Creek County Park. A 2018 BBQ will be planned and any help will be appreciated.
- Jan Radoslovich and Dil Wijesekera agreed to be involved in this committee.

### **Communications**

- Communications to HOA homeowners is conducted by the HOA's website, Facebook site, broadcast emails, and flier cases on the mailboxes. Articles about any HOA news such as the new school and home modifications will be posted on the website, noted on the Facebook site and highlighted via a broadcast email. Contact Amy with other HOA news article or communication ideas.

## **Wrap-up**

A drawing was held for the more than a half dozen door prizes. Once the selection of board member President, Secretary and Treasurer are made, they will be shared with HOA homeowners. The meeting adjourned near 8 PM.

Submitted by:

- Ted Buehner, Treasurer
- Amy King - Protocol
- Jan Radoslovich – Meeting Hostess