

Northern Heights Community Association
2018 August Meeting
September 19th, 2018
Minutes submitted by Sarah Messmer

1. Call to Order

Roberta Walker called the meeting to order at 7:30 p.m., which was held at 1351 McLeod Rd. Present were Roberta Walker, Marty Sauvage, Bryan Jones, and Sarah Messmer.

2. Approval of Minutes from August Board Meeting – board approved the August Meeting Minutes with no revisions.

3. Treasure's Report:

- Checking Account balance as of 08/15/18: \$15,393.50
- Storm Water Account balance as of 08/15/18: \$17,985.53
- Reserve Account balance as of 08/15/18: \$10,277.45
- 7 homeowners still owe dues for the year.
- The treasure's report was approved at 7:40pm
- Based on last month's meeting Northern Heights will have to pursue cleaning of the ditch in the near future. This will come out of the Reserve Account.

4. Old and New Business

- The board voted in favor of changing the Northern Heights' fiscal year to line up with the calendar year (Jan.-Dec.) This will make taxes this year a bit more confusing, but will ultimately make things easier for the board.
- Northern Heights is responsible for cleaning the drainage ditch between Tamarack and Timothy, we must come up with a plan to clean it.
 - Bryan called a few contractors for bids, and is supposed to hear back by the end of the month.
 - Mike was not at this month's meeting, but had the action item from last month to call a few tree companies for a bid. Mike to provide an update at the October meeting.
- Marty set up an account with the dog poop bag vendor so that making reoccurring purchases from the website is easy. He ordered the first set of replacement bags and will deliver them to Barbara Fisher once they arrive.
- The homeowner whose driveway is believed to be the cause of the trail flooding near Olivia Ct responded to the email Sarah sent asking for an update on the driveway. The homeowner wanted to come to the September Board Meeting to explain the issue to the board, but was unable to make the meeting.
 - Roberta will stop by the homeowner's house to get an update.
- Marty is still waiting to hear back from IDH about the maintenance contract.

- Marty is supposed to meet with IDH on Saturday, September 23rd to show IDH some of the trees that need trimming and to show them the ditch in order to get an estimate for the ditch cleaning.
- Sarah sent a letter to the homeowners of the house on McLeod Rd. where overgrown bushes and trees are beginning to encroach on the sidewalk.
- The shipping container on Darcy Ct has been removed.
- Northern Heights' Attorney sent an email to Marty regarding the new Washington Legislative law regarding HOA bylaws.
 - Under the new law, it would take 30% of the HOA residents to form a quorum to approve a change in the bylaws, and 67% of those in attendance must vote in favor of the change. Budget approval will remain the same as it is now.
 - HOAs now get top priority for liens during bankruptcy
 - HOAs can either amend their bylaws or can leave them as-is, either way the new legislative law is governing.
 - Roberta wants to meet with the lawyer to understand what to do with our bylaws so that they reflect the new law. She and Marty will schedule a meeting with Northern Heights' lawyer.
- The date of the Northern Heights' Annual Meeting was picked. It will be held on Jan 24th.
 - Roberta to call the school and book the cafeteria.
- The dates for November and December Board Meetings were picked.
 - November 14th
 - December 12th

End of Meeting

- A motion to adjourn the meeting was made, and seconded. The meeting ended at 8:30 p.m.
- The next meeting will be held on October 17th, 2018. Sarah will not be at the meeting so either Bryan or Mike will need to take notes.