

Annual Homeowners' Association Meeting

Date: October 25, 2025 **Location:** Bonney Lake Library

In attendance - Julie Summers, Svetlana Antohi, Joanie Davey, Silvia Cooke, Randy Rich, Barb Moberg, Jaeleen Johnson, Kevin Ludviksen, Lilian McGinnis, Mike #22 volunteer

The meeting was called to order by the Board President at 10:30 AM following brief setup. The board members introduced themselves and welcomed all homeowners in attendance.

2025 Board Accomplishments:

- Board met quarterly
- All board members paid dues as homeowners and agreed to serve through 2026
- Monthly printed newsletters, flyers, and hand-delivered announcements
- 100% of 2025 dues collected
- All bills paid and taxes filed
- Monthly Treasurer reports and quarterly reports presented and included in newsletters
- Three (3) meeting minutes produced and approved
- \$5,000 invested into a bank CD
- Architectural Control Committee (ACC) requests assessed and approved
- Fine schedule revised and approved
- Multiple non-compliance issues addressed
- Maintenance completed - front entrance sign cleaning, trees trimming, and bark and woodchip spreading (including pond area)
- New HOA insurance purchased
- New homeowners welcomed
- Several holiday celebrations held

Secretary's Report

2024 Annual Meeting Minutes motioned and approved. Copies were provided upon homeowner request.

Treasurer's Report:

Annual Financial Report and 2026 Budget proposal prepared and reviewed by the entire Board. In review of the 2026 Budget proposed annual dues to increase of \$15 per household to meet the HOA's expenses

Questions & Answers:

#1. How much is it over for 2025?

- Over Budget is \$2825.85 at a total of \$11,259.62. Original budget was \$10,010.

#2. Professional fees / liens include the lawyer fees for By-Laws document review if passes?

- Legal expenses would be paid separately from the savings account

#3. Did the board hire an attorney to review our Governing Documents?

- No attorney is currently hired, the Board plans to use the same attorney hired by the 2022 Board since he is familiar with our Governing Documents already

#4. Reserve account funds added for 2025 and what is the plan for 2026?

- No additional funds were added in 2025.
- The board didn't feel like charging homeowners more money to fund something we haven't had to use and hope will not be needed. The Board felt the reserve account was funded satisfactorily to cover any damage

A homeowner suggested consulting the attorney for a professional reserve study, typically projecting funding needs over three years.

#5. The name of new Insurance company:

- Mount Vernon Fire Insurance Company / USLI

Ratification of the 2026 Budget is scheduled for the Quarterly Meeting on November 17th, with homeowners and the Board in attendance.

Homeowner Presentation:

A homeowner shared the following message (summarized):

- Appreciation expressed to Board members for volunteering to serve when no one stepped forward, and to Lana and Randy for extensive work on rewriting the By-Laws.
- Encouragement for more homeowner participation.
- Request for improved communication, transparency, and real-time homeowner input.
- Appreciation for monthly newsletters and website updates.
- Concern expressed about moving from monthly to quarterly meetings, personally against that
- Concern that the By-Laws were sent to homeowners before attorney review.
- Clarification that RCWs do not recognize a "limited board"; all board responsibilities remain and the current board seem to complete them all

Election Committee Results:

Total ballots received are 34 which meets the quorum.

Attorney review votes received - 20 votes approved and 14 votes did not approve

Quarterly meetings vote received - all 34 ballots approved quarterly meetings (all anonymous votes)

Board Election - no candidates officially on the ballot. Seven (7) write-in votes, one vote each - Travis Weber; Zibby Simson; Silvia Cooke; Jaeleen Johnson; Julie Summers; Lana Antohi; Lesley Flores.

Insurance Update:

New HOA insurance carrier: *Mount Vernon Fire Insurance Company / USLI*

Annual premium: \$1,397

Landscaping

Barking, chipping, and tree trimming will be on a bi-annual maintenance schedule.

Rewrite Committee (CCRs & By-Laws)

Discussion on updating CCRs to align with state law effective 2028 and to match the revised By-Laws. The Board needs homeowners' input on what they would like to change. The Board welcomes homeowner participation/inputs via email, phone, or text.

Questions & Answers:

#1. Does the Board have a plan and a team to work on the CCR revisions?

At this time, no formal committee has been established. The Board welcomes homeowners who are interested in participating and encourages a group to form as soon as possible. If no committee is formed, the Board will proceed with the revisions and submit them to the attorney along with the By-Laws for review.

#2. Are there state guidelines for how CCRs must be written to meet regulations?

- There is no single state-issued guideline for writing CCRs. However, certain provisions must be introduced and structured in specific ways to comply with Washington State law. These requirements are outlined in the Revised Code of Washington (RCWs).

Suggested CCR clarification:

- Clarify and more precisely define the number of vehicles permitted to be parked on a property to reduce differing interpretations and improve consistency in enforcement.
- Clarify that unpaid fines may be applied toward lien enforcement, subject to compliance with Washington State law and governing documents.

Community Events

Discussed events took place during 2025:

- Cinco de Mayo
- 4th of July
- Rocky the Ridge (rock painting)
- Movie Night

Suggestions for event organizers to meet afterward to review pros and cons, track attendance and expenses for upcoming events. Include summaries in the newsletter

Committees

Since there was nothing to report, the Board thanked all committee members for their contributions.

Yard of the Month – Carol and Randy Rich

Rewrites – Randy Rick, Lana Antohi, Barb Moberg

Election – Jaleen Johnson, Lana Antohi, Julie Summers

Newsletter delivery – Silvia Cooks

Member Volunteers – Mike lot#22

Discussions:

Non-compliance issues/concerned addressed and discussed on certain lots. For issues beyond HOA authority, homeowners may contact **Pierce County Code Enforcement: 253-798-4636**

Question regarding January 2025 law changes on liens:

- No attorney consultation yet; Board conducted personal research online

Reserve account discussion:

- Current balance hasn't been used in over 20 years, and the board doesn't think of adding any funds at the moment. The board will ask the lawyer's opinion.
- \$5,000 CD matures in November 2025
- Attorney fees for By-Laws and CCRs review to be paid from savings

The meeting was adjourned at 11:59 AM.