

# Harbour Wood HOA Annual Meeting – January 24, 2019

Held at Mukilteo YMCA Club Room

The meeting was called to order at 8:00 by President Jason Rendon. Board member Todd Wallin was absent. Manager Jill Rumann attended and took minutes. Jason asked people to sign in.

Neighbor Willet did not receive her invoice. Jill said she would look into the address on file and investigate.

There were 15 owners in attendance and 3 proxies, which did not make a quorum and makes this meeting unofficial. Debbie suggested making a note in next year's letter to the homeowners about sending in proxies when unable to attend.

Jill read the minutes of the 2018 annual meeting, which were approved (unofficially) as read.

NOMINATIONS for the Board of Directors – Steven Burns was nominated to start a new term. He was elected by voice vote.

OLD BUSINESS: Jill reported on the legal issues that have been happening over the past year. We have been garnishing wages and recovered a little under half of what is owed. We are expecting another garnishment in February. We are in the demand process to continue the collection until it is paid in full.

One of the other delinquent homeowners has filed bankruptcy. A payment plan was set up by the court, and we are receiving our money from the court as the payments are made. This should eventually bring the account current, but it will take a long time.

NEW BUSINESS – The manager gave her report as follows:

- 23 ACC requests handled
- 77 Covenant violations letters sent out
- Many miscellaneous letters
- 8 Escrow transfers
- Many phone calls
- Many emails
- All dues except 2 were paid in 2018. Those two delinquencies were reported under old business.
- Attorney fees are being accrued because of situations arising that have not before: homeowners not paying and ignoring our attempts to communicate, homes going into foreclosure, trustee sales, and bankruptcy procedures.
- All taxes have been filed and paid on time.
- The business manager changed over from Debbie to Jill Rumann.
- The landscaping has been taken over by Scott Knapp. They planted various new plants in the fall and have devised a system for watering the Summer so that we hopefully can keep things alive ....

Because there have been strange cars parking in the neighborhood, some neighbors expressed concern over safety. Debbie noted that 425-407-3999 is the new non emergency number for the Mukilteo Police Department.

The budget was presented and brief discussion happened over the cost of the credit card payments. Some homeowners felt that \$500 was too high for 209 homes in an association. Jill explained that because we don't know *exactly* how much it will cost to offer credit card payments (there are many variables), that the \$500 is a generous number that will probably decrease in the coming years. We decided to reevaluate at the end of next year. Barbara suggested that we compare how many dues we've collected on a certain date compared to last year. On a typical year, usually 20-30 haven't paid by the first deadline. It was suggested that we find a way to charge more for the people who do decide to pay online.

We've raised the dues to \$115 because of the legal fees and our new ability to accept credit cards. Debbie suggests that we consider foreclosing on the homeowner that refuses to pay. He has not paid or responded since Debbie has been involved in 2004. One homeowner suggests that the tone of the letters have been very offensive. Jill suggested that we can soften the tone of the letters. Perhaps we can try to approach our delinquent neighbor with a letter in a different tone.

Jason discussed the reflective paints for the signs. The beads are little reflective glass pieces with paint over them. "It's a real pain to do," he said. Steve mentioned that our sign is much easier to read because the lights outside the sign have improved.

Jason brought up discussion asking anything new about the crime watch. Joe D. says that you should go to [communitycrimemap.com](http://communitycrimemap.com) to find out about the various crimes in Mukilteo. There is also [nextdoor.com](http://nextdoor.com) that also helps with crime watch. Perhaps for the next email/newsletter, we should add those web addresses.

One homeowner said that the city allows cars parked on the street for 24 hours. – Not three days like the HOA has previously stated. Steve looked up the city law. The city law states that cars cannot be parked on the street for 24 consecutive hours. Diane and Tari asked if the HOA can enforce rules about cars parked on the street. The only thing that the HOA can do is send fines for inoperative vehicles parked outside of houses.

One homeowner says that homeless people are parking RVs in front of her house. She suggests that we need to change the CC&Rs. Jason suggests calling the police, but that it is not the responsibility of the HOA. Jason says, "if you see something, say something." The police department needs to become aware. One homeowner says that we need to have some tools available to us. We need to make a plan. Joe suggested contacting Myron Travis at the crime prevention office: [mtravis@mukilteowa.gov](mailto:mtravis@mukilteowa.gov). Debbie noted that it requires a 67% vote to change the language of the CC&Rs.

Joe will send Jill block watch information because Tom Crisp has moved on. Jill will put the meeting time on the website for the quarterly meetings.

Jason asked if there was any more new business or questions.

The meeting was adjourned at 9:22pm.

Respectfully submitted,  
Jill Rumann, Manager  
Harbour Wood HOA