

## Annual Meeting of Harbourwood Homeowners ASSN, January 23, 2020

- Jason convened the meeting to order at 8:00 pm.
- Tara read last year's annual meeting minutes.
  - The minutes were approved by a unanimous voice vote
- The budget was reviewed. Dues are not being raised. We still have the lowest HOA fees in the area. An item of note was the bank merchant fees for credit card use.
  - The budget was approved by a unanimous voice vote
- NEW BUSINESS
  - The tree by the south entry to the development is diseased and dying. We are at an impasse to address this as technically the city owns the property and they are not interested in doing anything until this poses a danger to the community.
  - Scott Knapp resigned his position as landscaper. We are looking for another vendor. Jason and Tara have the names of people they have used. Possibly the new landscaper can tackle this problem.
  - A suggestion from the floor was that we add additional planting to the entry areas of the development. Owner/members were informed that the current landscaping budget does not include funds for new planting. The difficulty in adding planting to these and other areas is the lack of water.
  - **The board is going to use Gmail Doc for record storage.** Previously this had been done on thumb drive and was vulnerable to being lost. This should make it far easier to retrieve association documents.
  - The board is switching to use of PayPal to eliminate high credit card fees assessed by our bank whose fees were unexpectedly high. There is a link on the website directing people to PayPal.
- Open Discussion
  - **The Next-Door website has been found to be very uninformative regarding crime stats in the area. Members were recommended to use the police site.**
  - With high schoolers going back to school vehicle prowling is on the rise.
  - **Members are concerned about the poor lighting on entry signs to the development. Various paints have been applied to the lettering with no visible help. Tamar will check on the costs/logistics of getting power to illuminate the signs.**
  - **Members are concerned about speeding through the development and wonder if a speed bump would be helpful (one was used in the past and taken out). Since this is beyond our scope of action, Tamar will contact the city to see our options on this.**
  - There was a question regarding timeliness between reports on and actions taken on association problems. Jason discussed the timelines in place for fines.
  - **There are concerns about too numerous (by covenant) barking and vicious dogs in the development. Tamar and the board will research our options**

**including police involvement, a letter and subsequent fines if the owner is not compliant.**

- There are (according to our website) 208 homes in our association. There is some confusion where our association ends and Whidbey Island development begins. **Ours ends at 10627 53<sup>rd</sup> Street.** We have no recourse to act on behalf of or against homes not in our association. The city can address eyesore issues.
- There was a question of how many rental homes are in our association. We do not track this statistic.
- **One of the homes in our development is being used as a cabinet making factory. Since this is a residential community this action is not acceptable. The owner who brought this to our attention was directed to contact the police to seek legal options. The owner will send the business address to Tamar who will research the association's options as well.**
- **Per an owner suggestion we will place a CCR violation complaint form on our website.**
- Unfortunately not enough people attended the meeting to achieve a quorum. Since the budget is unchanged this is not an issue. It is difficult task to entice disinterested owners to attend.
- Owners were reminded of the + things going on in our development
  - Modernized website
  - Upscaled landscaping
  - Use of PayPal for bill paying
  - Decreased crime rate in our area
  - Good compliance with ACC requests (people are not bypassing the board now)
  - Good compliance with timely dues payments
- As a final item, owners were reminded that the ravines still harbor wild animals (bears, coyotes, deer, racoons, even a cougar once).
- Meeting was adjourned at 8:55 pm January 23, 2020.