

## Academy Terrace Homeowners Association

Annual Meeting October 3, 2024, 7:00 PM

### Minutes

Board Members present: Kimberlie, Monica, Tami, Sharon, Josh

Call Meeting to Order: 7:48 pm by Monica

1. Welcome from VP Monica
2. Review and Approve 2023 Annual Meeting Minutes – Monica read them aloud. Motion to approve, seconded and all approved minutes. Correct the spelling of Monica Hauss' name and add Josh's last name – Morgan.
3. Review and Approve Treasurer's report – Tami passed out the financial packet and reviewed the reports. Expenses reviewed no frivolous spending, only what we need – egg hunt and NNO small expenditures. Net income from collecting on liens. Proposed budget for 2025 net income and expenses allowed \$715 buffer above the expenses. Four homeowners have liens filed for non-payment of dues. Budget 2025 explained how it was determined for each item. Increase in dues will provide a better financial buffer above expenses. Estimated review not based on the increase in the dues.

Question on cost of big toy? Monica detailed the cost estimates to install professionally to decrease liability and insurance costs. \$45K – 60K. Have to be a commercial toy not residential.

Motion to approve and second the financials – unanimously approved

4. Open Comments from HOA Members -
5. Old Business / Summary of Events
  - a. ATHOA Annual Egg Hunt – 21 kids, 800 eggs, great weather!
  - b. National Night Out – successful event, 40 people, sheriff came later, one child had all the fun!
  - c. Park Improvement Project – vote passed earlier this evening
  - d. Port-a-potty updates/billings – company raised rates, need to re-negotiate rates. We own the potty. United Site Services current servicer. Companies do not want to service privately owned potties. Try Skookum for service stated a homeowner. Only community members use the potty. No more door springs for the potty door – Matt. Next year's board look at removing the potty and possibly renting one from a company. New lock needs to be purchased for the potty.
  - e. Parking by non-ATHOA members at park – postcards printed so Board members can put the cards on the vehicles to encourage them to not park there, the black truck that parks in front of the no parking sign – person from the group home across the street owns the black truck.

- f. Updating CC&Rs and By-laws on hold – in minutes from 2023 had this, but Board decided to cancel the update. Leave this to a future Board. Quorum of 2/3 of the homeowners to revise them.
  - g. Other??? - Graffiti in the neighborhood and Josh Morgan cleans it up immediately, thank you Josh.
6. New Business
- a. Communications from your ATHOA Board – CCRs require paper mail; as of 2019 the Board transitioned to email for communicating with homeowners.
    - i. Focus on reducing cost by using email instead of paper mail
    - ii. Join our Facebook page – great for group conversation
    - iii. Check our website – working on updating it regularly
    - iv. Provide us your email address for more up to date information use contact us on the website
  - b. Thank you to our current Treasure: Tami Baker
  - c. Thank you to Kimberlie Lelli for serving on the board
  - d. Tom Williams agreed to serve again
  - e. Elections for 2024-2025 Board Members
    - i. The ATHOA Board should have 9 members
  - f. Need two more Board members – Erin Wyatt nominated to be Treasurer, Rob nominated,
  - g. Motion to vote Rob Ross and Erin Wyatt motioned and seconded, unanimously approved.

Motion to add Tom Williams, motion carried and seconded, unanimously approved for 3 years.

Matt Nyland – will do the park maintenance one more year through October 2025. Board needs to solicit community for another volunteer.

Audit the HOA books – Candy and Ed Capizzi volunteered, along with Erin Wyatt.

Solar does not work because there is not 6 hours of direct sun per day. Board can review it in 2025.

Money for park cannot be used for light as light is not in a common area.

Light at 54<sup>th</sup> and Academy Terrace – will it be installed? It is about \$25,000 to have one installed.

Meeting Adjourned: 8:40 pm