

Academy Terrace Homeowners Association  
Board Meeting Minutes from September 7, 2023

Scott Traynor called the meeting to order at 6:35 pm

Board members attending: Scott, Tom, Tami, Kim, Annie, Sharon

Scott stated that John and Chelley are moving and are no longer on the Board. Kim said that Ross will not be on the Board. Annie stated her term is up and will only be on the Board in an exceptionally extenuating circumstance. Scott said he plans to be on the Board as did Sharon who volunteered to be Secretary.

The Board approved the meeting minutes from the August meeting.

**Treasurer's Report** –

Tami provided the Board with the financial records for the past month and year to date. The Board approved the Treasurer's report.

**ACTION ITEM** - Tami said there are liens that she will prepare and have Scott sign, then she will record them at the Auditor's office.

Tami said the promotional rate on our money market account ended, so we are no longer getting about \$20 per month interest, instead we are getting less than \$2.00 per month interest.

**ACTION ITEM** - The Board that starts in October can address options for how to get a better interest rate.

Water bill – Tami talked with Matt about the water bill at the park. He said that he increased by five minutes, each watering zone. He said he will scale back the watering time, and the water will be turned off at the park soon until next spring.

Tami said she received an auto-renewal notice, but there was no information related to pricing.

**Old Business**

Park –

Scott spoke with the City of University Place regarding where the HOA property ends that adjoins 83<sup>rd</sup> AVE W. The City spokesperson said the HOA owns about three feet in front of the fence, the rest is city right of way.

**ACTION ITEM** - Scott said he will install the no parking signs on the park fence after the October annual HOA meeting.

Broken toy – **ACTION ITEM** - The Board will need to address how to remove/repurpose the location in the park where the toy was located.

Matt's equipment – Matt fixed the mower he owns and uses for mowing the park. It cost him about \$700 to get the mower working. The Board discussed paying him for the repairs as we rent the mower and he only uses the mower for the park. Scott T said we would need to have an invoice/receipts to reimburse Matt. Tami said that Matt does not want to be reimbursed.

Annual Meeting October 5, at Olympic View Baptist Church, 7 pm.

Tami contacted the church and reserved the room starting at 6 pm. She suggested that Board members arrive no later than 6:30 to help set up tables and chairs. Refreshments: Tom will bring his cider and cups. Tami will bring a food item.

**ACTION ITEM** - Tami said she will get the raffle tickets from John and Chelly.

The Board decided not to invite a City of University Place police representative as the attendance for Board meetings is usually very low, besides Board members, there are no more than 10 homeowners that have historically attended.

**ACTION ITEM** - Postcard notices – Tami will mail out the post cards as soon as possible.

Raffle drawing – Board members are exempt from participating in the raffle. The lucky winner will not have to pay their HOA dues for next year. We will have the raffle before we do elections for the Board.

Board future: plans/goals/issues –

**ACTION ITEM** - Budget for next year – Tami will provide the Board a draft budget via email prior to the HOA meeting. This will include:

1. the operating budget based on the 3% yearly increase of the dues.
2. potential cost of park improvements such as a covered picnic area, and the replacement of the big toy; discuss a proposed assessment to all HOA members for these improvements.

**ACTION ITEMS** - At the annual meeting, Scott will bring up discussion on the following:

1. A proposed increase of annual dues from 3% to 5% as what we are currently bringing in from the dues does not cover our annual expenses.
2. A proposed one-time fee increase of \$25 for each property in the HOA.
3. A proposed change the by-laws and covenants to reflect current and long-term financial needs, as well as removing outdated rules, and adding new items that are needed for now and in the future. The Board could draft these, then contact an attorney to review them for compliance with Washington State laws and City of University Place codes.

Letters to homeowners:

The homeowner cleaned up the area around the fire hydrant in response to the letter.

RV parking on 84<sup>th</sup> Street – there are no HOA rules prohibiting this; a suggestion was made to check with the City of University Place for long term RV parking on city streets.

Street cleanup on 54<sup>th</sup> (homeowner on 53<sup>rd</sup> Street). Scott wants to send a letter to the homeowner asking them to clean up the backside of their fence due to potential safety hazards.

New Business

Adding new properties to the HOA – the Board discussed the cost which would be prohibitive.

Kimberlee said that Glen spoke with her regarding people who put free items on their driveways for people to take. The HOA by-laws and covenants do not prohibit this activity.

Meeting adjourned at 8:06 pm.

Minutes prepared by Sharon Predoehl