

Academy Terrace Homeowner's Association (ATHOA)

Monthly Board Meeting March 1, 2024, @ 7:00pm

Members present: Scott, Tami, Sharon, Josh, Kimberlee, Monica

1. Scott called the Meeting to Order 7:05 pm
2. Approve Jan minutes (No Feb Meeting) one edit, January minutes approved with edit.
3. Treasure's Report – Tami Baker reviewed the accounts. Stated there was recently one lien released received and the HOA received about \$970. Park garbage went up, park insurance went down. There are 19 homeowners that still need to pay dues. There are two active liens, one lien needs to be filed this year. Franchesca Gardiniera has a lien that may be resolved soon. Property tax bill for park arrived. The Board approved the Treasurer's report.

4. Old Business

A. 2024 Events

- 1). Annual Egg Hunt – March 30, 2024 – Starts at 1 pm, set up at noon.

Action items

Tami

Inventoried the supplies (eggs, other find-ables) and said we have 200 eggs, bubble wands.
Will order 800 eggs from Amazon.
Will schedule the cleaning of the porta-potty

Sharon

Will provide the cookies

Monica

Will bring the coffee pot, and water for hot chocolate.
Will coordinate with Kimberlee on cups
Will bring pop-up tent
Will bring extension cord
Will bring bags for kids who don't have one

Scott

Will put up the signs Monday before event.
Will post on the Facebook page, also on HOA website.
Will bring his pop-up tent
Will bring tables
Will bring yellow tape – check with Tom if he has it
Will bring hot water heater and speakers

Josh

will bring drinks.
Will bring table(s)

Tom

Does he have the yellow tape? If so he will bring it

2). National Night Out – August 6, 2024, first Tuesday in August

Kimberlee to talk to John's family about putting the name. The Board wants to have a plaque made "John Zorrell Park" to be unveiled at the NNO.

3). Community garage sale

Monica is chairperson – scheduled for June 1st, Saturday. Those who will have garage sales need to put up many directional signs. Advertise on Craig's list, community Facebook and Next Door.

- B. Port-O-Potty status – Tami said that the Porta potty will be open for the summer, closed in the fall and winter. Cleaning will be on-call basis.
- C. Update ATHOA Documents – Plan – Park improvements, CC&Rs, Bylaws need updating.
Monica will work on the first draft, and have a draft read at July Board meeting,
The Board can ask homeowners to review the drafts and provide input. Final draft done the week after NNO.

Scott said 75% of homeowners need to sign the revised CCRs and By-laws.

Suggestions - Develop brand new sets of documents. All previous CCRs and by-laws will be amended by the new versions. Use a template, and/or Chat GBT to create new drafts.

Scott talked to the Auditor's office and there will be a recording fee.

Discussion on

- Adding a threshold amount of the accrued lien needed for HOA to exercise its option to foreclose on a home, also have a length of time for non-payment of a lien then HOA has the option to foreclose.
- HOA should not take responsibility for the maintenance/upkeep of any street right of way next to houses or back fences, HOA can take responsibility for the care of the islands and park.
- Include rules for house colors, number of cars, condition of cars, animals, building fences, new structures/additions, sheds, setbacks, number of occupants related or not related per home.

D. Park planning to fund improvements –

- This will require a vote from the homeowners.
- Increase dues to a base of \$200 and then have the usual 3% annual increases stay the same.
- For 3 years there will be a special assessment in June of \$200 per residence.
- The Board believes this will give the HOA enough money to do the park improvements.
- Major improvements such as
 - replacing the cracked concrete for the basketball court
 - a new big toy play structure
 - a picnic gazebo/shelter
 - new picnic tables
- Schedule for voting:
 - First notice mailed out on May 1, first vote June 11 - Proxy votes.
 - Second notice mailed out on July 1, second vote August 13 - Proxy votes.
 - Proxy vote - have vote for both dates. Send the proxy form with notice.

E. Homeowner feeding the raccoons– the person stopped feeding them and spoke with Josh about buying a trap.

5. New Business

- A. Neighborhood/Park Vandals – Tagging – Josh has been removing the tagging.
- B. Robert Johnson – Phone number of HOA Board – Scott took care of this.
- C. Home Improvement Report Out – Scott wanted to know who on the Board approved some homeowners' building projects.

D. Park fencing and kids knocking on houses before running. – we watched the video of the kids kicking a garage door then running on path that goes around the park. One child lives at XXXXXXXXXXX and the other lives in the duplex at XXXXXXXXXXX and this child in the duplex is the instigator. People have spoken to both sets of parents. Homeowners need to contact the police.

Discussed if the Board should make the path around the park inaccessible to foot traffic, someone said that the grass could be mowed, but if a gate were installed at the entrance of the foot path closest to 83rd AVE W, on the south side of the park, then there would be access to mow and to prevent people from using the path.

E. Parking on 82nd Street

- The Board's practice is before we send out a letter, the complainant needs to talk to the person, which has been done.
- Tell the complainant to call the non-emergency phone number.
- The Board can send a letter to all residents in the cul-de-sac to not block the street due to emergency vehicle access, and in the letter provide the non-emergency phone number to report an issue.

Next meeting Thursday, April 4th @ 7:00pm

Adjourned at 9:19 PM

Minutes: Sharon Predoehl, Secretary,