

2023 SHANA PARK HOA ANNUAL MEETING: DRAFT NOTES

Location: Grace Community Covenant Church Real Life Room, February 11, 2023

Attendance list available on request.

- **Agenda Item 1a:** Arlene McMahon called the meeting to order at 10:03 A.M. Quorum achieved with 24 lots/homeowners present.
- **Agenda Item 1b:** Arlene started introduction of the board starting with her role as president and treasurer. Other board member present: Josh Hizon, vice-president; John Sladek, treasurer duties delayed, Nancy Sladek, secretary; Warren Devine, member at large and Smith Lake committee chair; Steve Fanis, member at large. Board members absent: Roman Glova, web site coordinator, Bob McNally, member at large.
- **Agenda Item 1c:** Homeowners introduced themselves.
- **Agenda Item 2:** Josh reviewed last year's minutes. 15 minutes were allotted for individuals to read the minutes. Motion made by Kathleen Kaynor and seconded by Jennifer Beardslee to accept last year's minutes.
- **Agenda Item 3a:** Arlene reviewed the agenda and asked for additional volunteers. No new homeowners volunteered.
- **Agenda Item 3b:** Joe Feil stated that according to the covenants each household has one vote. Arlene responded that John and Nancy share one vote.
- **Agenda Items 4 and 5:** Web site. Arlene asked that homeowners contact board members through the web site rather than personal contact. All board members receive the e-mails through the web site.
- **Agenda Item 6:** Greenbelts. John Sladek gave a report on the greenbelts. We spent a total of \$ 35,000 for years 2020-22 on tree removal. Trees were prioritized based on the assessments from Washington Forestry Services (WFS). We have used Matt B.'s Lawn Care Service and Jim Tobin to remove trees. We discussed process for tree removal in 2023. We will retain WFS to do another assessment in November 2023. We are very limited in tree removal for 2023 due to lack of funds. Pat Hansen brought up that if trees were not identified as dangerous, then the HOA is not responsible. If a tree is identified as dangerous and is in the greenbelt, then the HOA is liable if that tree causes damage. Marilyn Rottle prefers a special assessment for tree removal. We agreed that we should continue assessment of the trees in the greenbelt and remove dangerous trees as SPHA finances allow. Other trees not previously identified may come down and cause damage due to weather events.
- **Agenda Item 7:** Budget: Arlene presented proposed 2023 budget. Motion made by Emily Walsh and seconded by Kathleen Kaynor to accept the 2023 budget. The PSE bill has increased by 7%. We have 90% of HO paid dues as of today. Use of PayPal has increased dues payment. In response to concerns about the ability of some HO's to pay their annual dues, Nancy Sladek said that HO's requesting assistance with dues payments can contact the board, that other HO's can contribute extra to cover others' cost and that volunteering to be on the board is a way to insure accountability.
- **Agenda Item 8:** Vote to increase annual dues starting January 1 2024: Unofficial count as of today is 68 yes and 20 no. Todd Jenkins reported that residents could sign a waiver with the city of Olympia to reduce their water bill.
- **Agenda Item 9:** Smith Lake update: Warren reported that the Normandy extension around Smith Lake is in the current city of Olympia comprehensive plan. His committee has submitted a letter to the planning board detailing that the area around Smith Lake should be designated a wetland. Warren will continue to monitor this.
- **Agenda Item 10:** Arlene reported that the proposed Thurston county airport site has been disqualified due to proximity to JBLM.
- Two property owners have passed away in the last few weeks: Betty VanFlet and Karen Blayney.
- Next SPHOA board meeting on February 23 at 7:00 PM at Arlene's house.
- **Agenda Item 11:** Motion made by Emily Walsh and seconded by Marilyn to adjourn. Meeting adjourned at 11:20.
- Submitted by Nancy Sladek, Secretary

Present: John and Nancy Sladek, Arlene McMahon, Jennifer Beardslee, Josh Hizon, Steve Faris, Warren and Carol Devine, Marilyn Rottle, Todd Jenkins, Katrin Johnson, Joseph Feil, Terry Blakely, Arnold Cuddeford, Jim and Natalie Hall, Steve Dilley, Dave and Kathleen Kaynor, David Crowell, Bruce Cardwell, Steve Scheele, Gabe Ash, Pat Hansen, Keith Anderson, Emily Walsh, Jason Palen