

HOA Board Meeting Minutes – November 2025

(Taken by Josh)

I. Call to Order

- Meeting called to order.
- Board Directors All Present:
 - Mike McGoey
 - Arlene McMahan
 - Bob McNally
 - Josh Hizon

II. President's Report

- Arlene expressed gratitude for the board's work and the group's ability to cohesively manage the neighborhood.

III. Secretary's Report

- October 2025 meeting minutes were reviewed, motioned and approved by unanimous vote.

IV. Treasurer's Report

- The board is discontinuing the 11-month CD.
- CD earned \$187 over the last 6 months.
- Two PSE bills are due for November and December.
- Insurance cost increased by \$1,200 — largest bill increase last year.
- Inflation has increased mailing costs; board discussed more cost-effective communication options with the community.
- Board discussed strategies for collecting dues for 2026 and beyond.
- Motion to approve the Treasurer's Report was made and passed unanimously.

V. Website

- No updates to report. Website remains current and operational.
- Steve to upload the October Meeting Notes when he's available to do so.

VI. Old Business

- Lot 130
 - 130 remains under Thurston County enforcement. No new updates.
- Trees:
 - Waxwing conducted a walkthrough of the greenbelt. A report with recommendations is forthcoming and will be included in the December meeting notes.

- Waxwing determined the cottonwood near Lot 104 is healthy. Lot 104 may be willing to contribute to removal costs. Board to check with owners.
- SPHOA will prioritize dangerous trees over healthy ones like the cottonwood.
- Lot 146
 - Lot 146 has not submitted an Alter Tract form for the Board to review. Board will review once submitted.
- Summers Manor (Normandy Court) Street Light Issue (Ongoing)
 - Josh continues to spearhead the issue.
 - SPHOA continues to deal with the Normandy COURT light that is NOT on SPHOA property nor serves a thoroughfare to access Shana Park. The Board agreed in October to remove the light from our account. As of 11/10/2025, PSE has removed the light from our billing, however SPHOA continues to own the light. While the light is on city property, but it is a “Customer Owned” light of the SPHOA, and we maintain control of this street light.
 - Our preferred solution is to ‘sell’ the light to our neighbors (who it actually serves) Summers Manor Apartment.
 - Josh has already contact Summers Manor several times in October and early November to see if they are interested in purchasing the light from SPHOA for minimal consideration. This is the preferred strategy for removing the ownership for the light ASAP.
 - As of 11/11/2025, the Summers Manor manager, Mary, had failed to contact her manager/apartments owners to get the ball rolling on the possibility to take over control of the light, the preferred solution for SPHOA. Josh gave Mary a hard decision deadline to help the process along and make sure it’s addressed ASAP.
 - Should Summers Manor NOT show interest to take over the light maintenance and billing, SPHOA will explore other options such as giving the light to the city/county or possibly relocating the light to Normandy Drive, where a light was damaged and removed after a 2004 car accident.
 - The Board also discussed the possibility to ‘sell’ the light to a 3rd party builder who would buy and relocate the light at their cost.
 - Josh will investigate all options and report back to the board.
- Broken/Flashing light on Normandy Dr and Macadam
 - Josh contacted PSE regarding the light and it was serviced according to PSE.
 - Board to verify fully functioning light.

VII. New Business

- Arlene emailed Holly at the church to begin scheduling the SPHOA Annual Meeting.

VIII. Adjournment

- Motion to adjourn was made. Meeting adjourned.