

## **Shana Park Homeowners Association**

### **July 2026 - Board of Directors Approved Meeting Minutes**

Date: July 14, 2026

Time: 7 PM

Location: Arlene's House

#### **1. Call to Order**

The meeting was called to order at 7:00 PM

#### **2. Roll Call**

Board Members Present: All board members present.

Board Members Absent: None.

#### **3. President Report:**

Shana Park HOA is required to comply with WUCIOA (Washington Uniform Common Interest Ownership Act) by January 1, 2028. More information below:

#### **4. Secretary Report / Previous Minutes**

Review and approved June Meeting notes – Motion and approved

#### **5. Treasury Report**

June budget report – Motion and approved

Discussion to cancel D&O in May occurred in June.

As of today, all homes have paid annual dues.

#### **6. Website**

Renewal of Website Domain scheduled for August 27, 2026

Announcement section will have meeting dates, time, and location

#### **7. Old Business**

Arlene has reached out to Thurston Co rep. Becky Conn. She is reaching out to PSE and she indicated that the power is off. Postpone until we hear from Becky.

#### **Tree Maintenance / Removal:**

Lot 42/43 Tree Alter-Trac Request: Pending Special assessment. No response to letter sent last month.

Lot 109 – completed, waiting on special assessment to reimburse our reserve funds.

Cottonwood #4 & #4.1 from October Waxwing Assessment: Pending Special Assessment and discussion about removal.

Cabling/removal discussion for trees near lot 72 & 73 and large Maple. Cabling pending special assessment.

Viewridge Drive tree damage to property – Pending Special Assessment.

Special Assessment Notice to be sent on Monday 20<sup>th</sup> of July. Bob will place the A-frame with notice around August 1<sup>st</sup>.

## **8. New Business**

WUCIOA: CCR, Bylaws, Rules and Regulation update.

- Major changes to CCR: - Vote by homeowners required
  - Annual assessment – based on budget vs cash amount
    - Ratification – if the owners gather 67% voting to veto the budget the budget is automatically approved.
  - Financial statement/balance Accrual accounting
  - Add statement balance from bank to budget report
  - Reserve study is required – cost \$1680.00
  - CPA Audit is required for >\$50,000 income, exception because we are under \$50,000. This requires the homeowners to approve a vote to veto required CPA audit to save funds.
  - More in depth CCR and new sections to comply with WUCIOA in 2028
  - More in depth conflict and resolution
  - Website needs to be robust or straight forward for ease of use
- Recommendation is to have a legal review before sending to owners for a vote. This could be a cost of \$2500-\$5000.00.
- Bylaws require update to comply with law – Vote by homeowners required
- Rules and regulation will need to be created to comply with the new WUCIOA.

## **9. Motions Passed**

1. Approval of June monthly meeting
2. Approval of the June 2026 HOA Budget.

## **8. Next Meeting**

The next SPHOA Board Meeting will be held August 20th at 7:00 PM.

## **9. Adjournment**