

Valmont Park Homeowners Association
2022 Annual Meeting (Zoom)
February 3rd, 2022

**Names of neighbors not on the board or ACC have been redacted. To read the minutes with our neighbor's names, please contact the board via email. Thank you*

The Valmont Park 2022 Homeowners Association Annual Meeting was called to order by President Gabe Bayouk at 7:03 pm. February 3, 2022. Due to COVID restrictions the meeting was held online using Zoom software. Dave Hambelton provided technical support for the meeting.

Prior to the meeting start time, neighbors logged in and chatted. Twenty-six association households were logged in and twenty-one proxies were submitted prior to the meeting for a total of forty-seven, or 74.6% of the homeowners, hence establishing a quorum. Attendance was verified by Dave and Mary.

Gabe opened the meeting by presenting the agenda. He then introduced the 2021 Board of Directors. Gabe Bayouk, President, Scott Giordano, Vice President, Mary Adams, Secretary, Dave Hambelton, Treasurer, Blythe Jarrell, and Bonnie Harpel. There is currently one vacancy due to Dan Osborne resigning and a vacant position on the ACC

The neighborhood map was displayed, Gabe gave a brief history of the neighborhood and introduced himself. Gabe introduced three new families who moved into our neighborhood in 2021.

The 2021 minutes were displayed and reviewed on the screen. Gabe pointed out that Jeff Neklason was a board member for most of the year; he resigned towards the end of the year and Bonnie Harpel was voted into this position. Dan Osborne was voted in after Terry Davis resigned and he resigned late last year.

There were no questions and no corrections made

Gabe gave a summary of the general business for 2021

1. At the first board meeting the two new members, Jeff Neklason and Blythe Jerrell, were welcomed. There are 7 board members; 4 are officers, the president, vice president, treasurer, secretary, and the rest are board members. The officers were selected, and responsibilities discussed and shared. Six regular meetings and 2 special attention meetings were held throughout the year. Due to COVID, the meetings were held via Zoom.
2. Three new families were welcomed into the neighborhood. Dave and Gabe met each family and welcomed them to the neighborhood and the association.
3. There were several activities that the board coordinated with the Architectural Control Committee throughout the year.

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4. The Board supplied information to Escrow companies when properties were purchased. Recently we received a compliment on how well organized and prompt the HOA was in providing the information they needed.
5. We had to address some trees that fell during the windstorm, the largest being the tree blocking the sidewalk at the bottom of 99th St. Luckily no one was injured or a home damaged. As it fell onto the common grassy area the association absorbed the cost for removal.
6. There were several discussions regarding the repair of the brick walls at the top of 99th and what trees to plant to replace the trees that were removed.
7. The activities of the Block Watch were reported to the board.
8. The Homeowners were kept informed of significant incidents happening in the neighborhood by emails.
9. The Website has been updated with several changes.
10. We would like to thank the ladies who organized the Halloween event in the neighborhood. We sent out emails encouraging families to participate and keep the event safe. The event was successful, and we hope to have more in the future.
11. Hopefully, we will be able to hold the annual summer picnic hosted by the neighbors at the east end of 97th in the future.

At the end of the presentation Gabe asked if there were any questions. There were none.

Financial Report for 2021

Dave Hambleton presented and reviewed the 2021 annual budget performance. The common areas and the wall project, as expected were the costliest items. Due to the landscapers not being able to plant the trees during 2021, we expected to pay this bill in 2021 but will now have to be paid in 2022. The reserves are building for the future major expenses the association might have.

Dave asked if there were any questions regarding the 2021 budget. There were no questions. He invited anyone who wished to review the budget to contact him. He said all deposits and expenditures are reviewed at each meeting with the appropriate documentation. Financial information is not made public, but any homeowner can ask to see the financial report.

Landscape Report for 2021

Gabe presented the landscape report and started by giving an overview of the areas that need to be maintained. He reported the trees that were planted at the entrances matured and the roots damaged the walls over the last 2 years. The trees had to be removed and the walls repaired. Gabe showed photographs of the repair to the brick walls which turned out to be not as an extensive project as first thought. This due to our neighbor being able to find a Mason

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who could repair the wall. The Japanese Maple Bloodwood trees were planted on January 26th.

Future projects: The Laurel shrubs at the entrance will be uniformly trimmed. Replace the three dead Arborvitae trees along 35th Ave SE. Continued Common area maintenance. The plan is to have a walk through with the new project Manager from Monarch to ensure he is familiar with the areas they maintain and understands our expectations. We will be discussing with him the possibility of Monarch taking over the fertilizing of the Common areas so that all the maintenance is managed by one company. Placing an entrance sign to the neighborhood at the entrance to 99th St SE. to identify our neighborhood. Gabe asked if there are neighbors who would have the skills to design and build a sign for the least amount of money. Dave asked if the neighbors were interested in having a sign; if the neighbors were not interested in having a sign, we would not pursue this project. No one voiced a comment or question. Gabe thanked *our neighbor* for his all his work and thanked Dan for stepping in and what he did to help maintain the neighborhood.

Gabe mentioned that the responsibility of maintaining the neighborhood does not have to depend solely on the Board Members; anyone can submit ideas to the board and help with projects.

Architectural Control Committee Report for 2021

Gabe named the members of the committee (Arthur Adams chairman, Joan Nelson, Marcia Heck, Duane Knill and Cindy Jordan who resigned leaving a vacancy)

Arthur gave the Architectural Control Committee Report; there were 23 requests, mainly regarding trees, roofs, and fences. Nearly all requests were approved, but a few requests were denied. One denial was the removal of a tree and some requests for erecting fences that did not comply with the CC&R's.

There were no questions.

Gabe mentioned that it was encouraging to see the homeowners were requesting permission and complying with the CC&R's. Gabe explained that the current CC&R's are not the original; they were changed back in 1998. Dave explained that to change the CC&R's that it requires the approval of 80% of the homeowners to change the CC&R's and the attorney recommended having the signatures notarized of those who approved the changes. It took 2 years to get them ready and then had to present them to the homeowners and obtain the signatures. Dave said it took a lot of work and effort to accomplish the task. Gabe said nobody was against the request to change the CC&R's but to keep in mind the amount of work and effort required to change them. Gabe said that if anyone wants to take on the challenge of changing the CC&R's to come forward and the Board will be willing to listen.

Gabe thanked all those who had submitted applications and thanked Arthur and the committee for reviewing and making decisions in a timely manner.

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Valmont Park Web Page Report for 2021

Blythe Jarrell reviewed and showed the changes she has made to the web page, mainly updating the information to make it more user friendly and informative. She talked about the Block Watch information, she showed the map with the Block Watch Focals and asked that homeowners report any unusual activity. She demonstrated how to access CC&R's and how to access the application forms. If anyone has any suggestions or requests pertaining to the web page email Blythe. The email to contact the Board or submit requests to ACC is *valmontpark@gmail.com*. Blythe and Gabe have access to it. Gabe checks for emails frequently and he either responds himself or forwards the requests to Arthur or the appropriate Board members.

Gabe thanked Blythe for the work she put into updating the Webpage.

Block Watch Report for 2021

Gabe showed the map of our neighborhood identifying the 8 zones and their focals and mentioned that Tyler Pettersen is the Block Watch Captain. Gabe also showed a screen of criminal activity in the areas surrounding our neighborhood. We have had some minor break ins where the vehicle was left unlocked and was rummaged through. The surrounding areas had quite a bit of theft, and the screen also gave a breakdown of the type of crime and the most common days of the week crimes are committed. He noted that there does not seem to be a marked increase in crime over the years. He highly recommends the homeowners to get to know their neighbors and focals and to be on the watch for any usual activity and report it to their focals.

There were no questions or comments.

Finical Budget and Annual Assessments for 2022

Dave Hamilton presented the 2022 budget which was adopted by the board. The most expensive items will be the landscape improvements and maintenance. The Annual Assessments will remain the same as it has been for the last three years.

There were no questions or comments.

Open Floor Discussion.

Our neighbor asked why Silver Lake Water District spent a considerable amount of time with a large group of workers changing out the water fire hydrant on the corner of 97th and 35th. It was reported that it was hit by a car during the snowstorm.

Gabe thanked everyone for attending and Dave thanked everyone for sending in their proxies. Gabe stated we had the best response we have had in years. With only 20% not responding

Gabe discussed having a future hybrid meeting (in person and zoom) but unfortunately that will not be possible as the Fire Station does not have Wi-Fi. available for our use. We have a zoom license which allows us to have meetings that can last longer than an hour.

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Board Nominations and Elections for 2022

There are seven board positions and one vacant position on the ACC. Prior to the meeting all six current board members stated they are interested in continuing to serve on the board. In addition, three neighbors have volunteered to be nominated. Even though six members of the board are willing to continue all members are elected. There are nine people up for election for seven positions. The six current board members have not submitted bios, but the homeowners could ask any question of any of the board members.

Duane Knill made a motion that the existing board members (Bayouk, Hambelton, Adams, Giordano, Jarrell and Harpel) be retained on the board. The motion was seconded Marilyn Hambleton. Gabe asked for any discussion before a vote was taken.

Dave asked the homeowners to show their hands so that a visual count can be taken. Gabe asked again if there was any discussion. *Our neighbor* said that his mute button disappeared when a full screen was opened. Dave asked if everybody who wanted to say something had had the opportunity to do so. No one made a comment.

Our neighbor then asked what the process was, Gabe replied if there was no disagreement a vote would be taken to elect the six nominees from the current board. Then a vote would be taken to select one of the three for the remaining vacant position.

Our neighbor that if it was the boards' intention to encourage more people to become involved then it maybe better not to shut out those interested in being involved so rather vote for the individuals rather than a block vote. Gabe stated if enough people say they are not in agreement, then it will be opened for everybody. The bios for Andrew Moe, Melissa Smith and Sophie Reichelt were shown on the screen. Time was given to read the bios.

Gabe reiterated that a vote can be taken on the motion and then vote to select one of the three to fill the vacancy or decide to vote individually if it thought by the majority to be the fair way to go. The decision will need to be made to vote openly or by chat but making sure you select to send your comments to Dave only as he is the host.

Our neighbor asked if any of the nine nominees would be interested in nominating themselves to being selected to serve on the ACC. Gabe asked if anyone else other than the nine would like to join the ACC.

After a discussion it was decided that the vote would be done by Google Form which would allow for an anonymous vote. There would be nine nominees with bios attached and seven will be selected. The ballot will be sent to all 63 homeowners and a date will be set for the vote to

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be counted. Blythe will research and develop a form and will ask for help if needed. All nine nominees will send bios to Blythe.

Our neighbor said that he appreciated all the work and time the board members spent volunteering for the benefit of the neighborhood. He stated that there was a motion still on the table that needs to be dealt with. *Our neighbor* withdrew her second. Gabe asked Duane if he was prepared to withdraw his motion, as there was a delay in obtaining Duane's answer. *Our neighbor* pointed out that the motion failed because the second had been withdrawn.

Gabe stated, as there is a board meeting scheduled for the 28th of February, the voting and selection needs to be completed by February 21st.

Melissa Smith made the motion to use Google Survey as the process to elect the board members. Dave Hambelton seconded the motion. Gabe asked for any objections or raise their hand. As there were none, the motion passed. As there was a question from the floor should a vote be taken, it was explained that they voted by exception. Gabe asked one more time if there were any objections; again, there were none.

Dave asked if anyone is interested in volunteering to join the ACC. Sophie Reichelt said she would be happy to fill the vacant position. Sophie was voted into the vacant ACC position as there were no objections. Sophie withdrew her nomination from the board; therefore, there will be eight nominees for the seven positions on the board.

Sophie was added as a member to the ACC.

Our neighbor expressed her thanks and appreciation to the board for all their hard work and professionalism and effort to keep a harmonious neighborhood.

Gabe thanked everyone for their participation and enthusiasm.

The meeting was adjourned about 8.40 pm

The above-mentioned reports are in the permanent files.

Respectfully submitted

Mary Adams

Secretary