

Valmont Park Homeowners Association
2024 Annual Meeting (Zoom)
February 1st, 2024

The Valmont Homeowners Association Annual Meeting was called to order by President Scott Giordano 7:02 pm. on February 1, 2024. The meeting was conducted via Zoom. Blythe Jarrell provided technical support for the meeting.

There were 25 households in attendance and 19 assigned proxies for a total of 44 resulting in 69.8% of the total number of households. Therefore, a quorum was satisfied. Attendance was verified by Blythe.

Scott opened the meeting by welcoming everyone, he also welcomed the Wilcox as new members.

Scott listed the names of the Board Members.

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| President: | Scott Giordano |
| Vice President: | Gabe Bayouk |
| Treasurer: | Andrew Moe |
| Secretary: | Mary Adams |
| Communications: | Blythe Jarrell |
| Landscape and Maintenance: | Bonnie Harpel |
| Board Member: | Melissa Smith |

Scott gave a summary of the general business for 2023.

- Welcomed the returning and newly elected board members.
- Elected the 2023 board officers.
- Held six board meetings.
- Welcomed 1 new homeowner to our neighborhood.
- Collaborated with ACC chairman to address ACC issues.
- Addressed neighbors' correspondence and escrow companies' requests.
- Discussed Block Watch issues.
- Sent emails throughout the year to keep neighbors updated on projects.
- Updated association's web site and created Facebook page.
- Coordinated summer picnic event in July.

There were no questions from the floor.

Financial Report for 2023

Andrew reported that the budget was well managed with some areas coming under budget, namely cleanup of the Common Areas and legal. There was an increase in the Post Office fees and the Web Page costs due to adding more pages. There was a positive cash flow and enough money in the banks to cover emergencies.

There were no questions from the floor.

Landscape Report for 2023

Bonnie presented a summary of the major landscape projects.

- Grass improvement and maintenance including overseeding, aeration, fertilization, and topdressing.

A lot of effort was put into improving the grass in 2023. Our lawns had accumulated a lot of damage from rodents, drought, pets, weeds, and other stressors.

- Mulching

It was decided to skip summer watering of the trees along 35th Ave as it is a large expense.

The trees, *Parrotia persica*, the Persian Ironwood, have been in the ground for several years and should be established enough to survive without supplemental water now. They were heavily mulched to improve soil water retention. The newly planted *Acer palmatum* 'Bloodgood' maple trees are drought tolerant and should not require supplemental watering beyond their first summer.

- New plantings

Arboretum shrubs that had been repeatedly replanted and continued to die have been replaced with native tall Oregon grape along 35th. Hopefully they will be better suited to survive in that location.

- Grass removal

The crew's lawn mower had been getting stuck in an area of grass where water tends to collect. The solution for now is to convert the area to mulch so the mowers can avoid it. Grass was also removed in an area across the path as it received too much shade to thrive.

- Asphalt path crack repair.

- Landscape Company Switch

This year, the umbrella company that owns our landscape company switched our provider from a company in Redmond that primarily focuses on commercial properties to one in Lynnwood that specializes in HOA maintenance. The switch has been a positive one so far.

- Reporting downed trees

Bonnie thanked the neighbors for reporting downed trees.

- Volunteer Events

Bonnie thanked the volunteers who helped on various projects throughout the year, and with their help were able to improve our neighborhood.

Drainage improvement: Volunteers helped to correct the elevation of the soil along the path and install a drainage layer of river rock to slow and direct water flow. This should help reduce soil erosion and the tendency of water to puddle on the path.

Daffodil Bulb Planting: 200 daffodil bulbs were planted in various beds around the property.

Possible Future Projects for 2024 and beyond

- Continued removal of invasive weeds
- Consider development possibilities for underutilized property in the northwest corner.
- Wooden fence replacement along 35th Avenue SE.
- Tree health assessment.

There was a comment from the floor that a neighbor had an issue with the landscape company workers, who had entered their private property from the common area and sprayed his organic fruit trees with herbicides. He had requested the Board provide the names of the herbicides. He stated that he only received a response when his lawyers became involved. Scott informed him that a meeting between him and Scott and Bonnie was scheduled, but he did not attend. The neighbor said that at the time he was away. Scott replied as there was no further communication from him or his lawyer the Board assumed that the matter was closed. Bonnie told the neighbor that she would get in touch with him and give him the information he wanted. Scott affirmed that the information he is requesting will be sent to him.

Gabe stated that over the past 2 years, Bonnie has had to work with different project managers as our former landscape company was bought out by another causing several personnel changes and creating challenges in building a stable working relationship with the assigned project managers. As Bonnie reported, the most recent project manager seems to be responsive to Bonnie's service requests. Gabe thanked Bonnie for doing a great job.

After a further comment was made, Scott reiterated that Bonnie had spoken to the workers to make sure they avoided the above-mentioned neighbor's property. In fact, they overcompensated to make sure that they did not encroach on the neighbor's property. Scott said he and Bonnie will set up a meeting with the neighbors so they can discuss the situation and come to a workable solution for all.

There were no further comments or questions from the floor. Dave Hambelton made a motion and Scott seconded the motion. As there were no objections the motion carried, and the Landscape Report was accepted as presented.

Architectural Control Committee Report for 2023

Arthur Adams gave the Architectural Control Committee Report; there were 14 requests, mainly regarding replacing fences and tree removals. Most of the requests were approved as they met the CC&R requirements. A request for new roofing materials to be installed was initially approved by the ACC. When installation started, it was noted that the materials did not meet our requirements. After several communications, the material was replaced with an acceptable product and the project was approved and installed.

5/3/2023 – The ACC met in person and agreed to take action to correct all known ACC violations. It was agreed to send out a newsletter during the Summer advising all homeowners that we intend to address all known CC&R violations and unapproved changes. They will be requested to correct any violations they are aware of and submit requests for any changes made without ACC approval. For the most part, the outcome has been very positive; there are a couple of issues that are still being addressed.

The ACC is also looking into what the requirements will be for solar panels as we have received a verbal inquiry about this.

Arthur stated that the philosophy of the ACC committee is to be as open as possible to requests and not to be nitpicky.

Gabe thanked Arthur and all the team for all the work done. He also thanked all the neighbors for submitting the requests. Arthur thanked the ACC team members for all their help. Arthur named the members of the committee Duane Knill, Marcia Heck, Sophie Enselman and Joan Nelson.

Arthur announced that he was stepping down from this position after serving for several years. He said that he has spoken to Tammie LeFebvre who was a previous chairperson, and she is willing to be nominated to the ACC: unfortunately, she was unable to attend the meeting.

A neighbor made a comment that he was the person mentioned in the report regarding an unauthorized car port. He referenced another homeowner's car port that had been there for over 20 years as justification for his. Arthur pointed out that the other car port was a permanent structure, professionally installed and fitted in well with the house. The ACC had therefore voted to take no action regarding that car port. The two are as different as apples and oranges. Arthur told the neighbor that the ACC had voted that the canvas tent carport needs to be removed.

A question was asked from the floor when the appropriate time was to vote on members for the ACC and it was decided to do it towards the end of the meeting.

Duane Knill announced that he too was resigning from the ACC committee, therefore there will be a second opening. Scott thanked Duane for his years of service.

There were no further comments or questions from the floor. Dave Hambelton made a motion to accept the ACC report and Scott seconded the motion. As there were no objections the motion carried, and the ACC Report was accepted as presented.

Communication Report for 2023

Blythe Jarrell reported:

The Website

- The website has been updated as needed, with meeting dates & times, and updated forms. Includes neighborhood volunteer events. Blythe asked if anyone had any ideas to send them to her.
- Homepage features a PDF with important information, including service providers and quick links to ACC forms.
- She will be adding a link to Waste Management information. She does recommend having a link to their website where you can check when they will pick during bad weather and holidays.

Block Watch

- View a map of the neighborhood, broken into Block Watch zones with focals highlighted.

- CC&Rs & Bylaws

- View updated PDF files of CC&Rs, Bylaws and violations forms.
- Originals are available upon request.

- Architectural Control

- Find ACC guidelines and the following forms:
- Trees
 - Process/procedure to request approval for trimming or removing trees and application for tree removal.
- Roofs
 - Suggested roofing materials and application.
- Sheds
 - Storage shed application.
- Fence
 - Application for creation of fence

Valmont Park Homeowners Association Facebook Group

Our Facebook group was created for neighbors to use as needed. Especially for communication not requiring board approval/intervention— items to give away, events for cleaning up community spaces, suspicious sightings, etc.

- The Group name is Valmont Park Homeowners Association
- Private group: requirement to join is to submit your address upon request to join. Users are admitted after verifying they live in the neighborhood.

Blythe was thanked for hard work.

A question from the floor asked if it is possible to include information regarding the schedule for when fertilizer and herbicides will be applied. Bonnie said the only area that is sprayed are plant beds for weed management. Bonnie said the fertilizing occurs in March and September and she will enter the information on Facebook when they have sprayed. The Management company does not spray the blackberries and the only spraying that is done to the blackberries is by adjacent neighbors. A homeowner asked if a notice could be placed on the kiosks that the lawns have been fertilized. Bonnie said she would do so. A neighbor asked if

she could forward information regarding emergency management to Blythe to place on the website, Blythe will put the information on the website.

Gabe said that Blythe will also send out emails to the neighbors regarding any important information so those neighbors who are not on Facebook can be aware. Please share any information that is considered important on Facebook or send an email to the Valmont Park HOA address. To join the Facebook page, go to the Valmont Homeowners group.

There were no questions or comments from the floor.

Block Watch Report for 2023

Gabe reminded the neighbors that the mission of the Block Watch is to keep the neighborhood safe. It is important for the neighbors to inform the focal for their area when they are going to be away.

Currently the Board acts as the captain. The introduction of the Facebook page has resulted in information being communicated much faster. The Board is looking into a way we can send a group text message to inform the neighbors of urgent/dangerous situations right away.

The focal names and phone numbers were shown.

Gabe showed a map of the crimes committed in 2023 surrounding neighborhoods. Although our neighborhood appears to be relatively crime-free, crimes are being committed close by. Gabe reminded the neighbors to be diligent about keeping their property and vehicles secure and to report any suspicious activity.

Scott thanked Gabe.

There were no questions or comments from the floor.

Financial Budget and Annual Assessments for 2024

Andrew Moe presented the 2024 budget which had been adopted by the board. The 2024 budget has been adjusted as the board does not anticipate any legal fees and as many of the landscape projects were completed last year. Therefore, there is no plan to withdraw money from savings to cover the budget. Some of the categories have been increased to reflect what the cost was last year, e.g. the Post Office Box and the Webpage. As it is a balanced budget, the Annual Assessments will remain the same as has been for the last 5 years. Although the budget is currently healthy, the Board is not comfortable lowering the assessment as costs are increasing e.g. landscape maintenance.

Assessment letters will be sent out soon, and reminder notices will be posted on the Kiosk Crier Notice Boards next to the mailboxes with the due dates.

Someone asked if it would be possible to have a link to pay the dues directly. Andrew replied that there will be a QR code in the assessment letter and it may be possible to put the QR code on the Facebook page.

There were no questions or comments from the floor.

Scott thanked Andrew.

Open Floor Discussion

A neighbor thanked the board for their many hours of service and all the hard work they have done this year.

Scott mentioned that he had heard that there was a Senate Bill 5796 currently being discussed in the legislature that pertains to HOAs. He has not read the bill and it is extremely lengthy. If it passes, the Board will address the changes and make changes to the HOA rules and CC&Rs as necessary. The new Board will review the survey to update the current Valmont HOA rules and CC&Rs. They will probably place the survey/preview on hold until the bill is signed into law.

Gabe thanked all the neighbors for attending.

Melissa thanked Gabe, Arthur, and Mary for the many hours of service they have given over the years. The Board spends many hours discussing issues and although we don't always agree but we do listen to each other's points of views respectfully,

Scott thanked all the Board Members and ACC members for their time and help in making decisions. He also thanked Dave Hambelton and Terry Davis for always being available for consultation.

There were no further questions or discussions from the floor.

Board Nominations and Elections for 2024

Blythe said the process for voting will be the same as last year; the homeowners are to vote for seven nominees. She will allow 2 minutes to vote then tally the votes. Blythe asked for volunteers to audit the vote for accuracy, especially as there are proxies. Scott also asked for volunteers to audit the results to ensure the integrity of the votes. Don Heck and Terry Davis volunteered to be auditors.

Gabe reviewed the rules for voting:

- i. Each household present has only one vote
- ii. Vote for seven of the eight nominees
- iii. Blythe will send out the ballot and allow a few minutes to vote.
- iv. Blythe will check that one ballot per household was received and, on each ballot, only 7 nominees were selected.
- v. Blythe will tally the votes and submit the preliminary results to Don and Terry to audit the votes.
- vi. Once the audit is completed, they will send the results to the Board.

The rules for electing the ACC members were discussed, the remaining members will stay on the Board until they decide to resign or are asked to resign. Only the new nominees are voted on. Tammie LeFebre has agreed to be nominated, and Jacob Smith was also nominated, and he agreed to stand. Gabe explained that at the first meeting for both boards, the chairperson will be elected by the members as well as the other officers.

Blythe opened the anonymous voting feature in Zoom and gave the attendees a few minutes to vote. Once voting time was over, Blythe will forward all the ballots and accompanying documentation to Terry and Don. Once the audit is completed and the voting results verified, a result will be announced.

Scott Giordano will draw up a nondisclosure agreement which he will mail to Terry and Don to sign and return.

It was decided that as there were two nominees for 2 positions for the ACC board and no other nominees came forward, the election to the ACC would be decided by motion. Arthur made the motion that the 2 named people, Tammie LeFebre and Jacob Smith, fill the vacant positions on the ACC Board. Gabe seconded the motion. There was a question from the floor if this method of voting to the ACC Board was correct. Dave Hambelton read from Section VI of the CC &Rs 6.5 and outlined that this is correct method. As there were no objections to the motion, the motion passed. Tammie and Jacob were welcomed to the ACC committee. Arthur thanked the HOA board for their support over the years. Both Gabe and Scott thanked Arthur for his years of service.

Scott will send an email to the neighborhood announcing the results of who was elected to the board.

There were no further questions or comments and Dave Hambelton moved to adjourn the meeting.

The meeting was adjourned at 8.30 pm.

The above-mentioned reports are in the permanent files.

Respectfully submitted.

Mary Adams

Secretary