Meeting summary - May 5th, 2026
Minutes provided by Bonnie Harpel, approved on September 30th, 2026

Quick recap
This was a Valmont Park HOA board meeting held on May 5th, 2026, The board discussed financial updates showing strong collection of assessments, landscaping activities including native plant installations, and the need to find new legal counsel to update CC&Rs and bylaws to comply with new Washington state law. Several board and committee members including Melissa and Sophie had stepped down, leaving the board understaffed with only four active members present. Key issues raised included a complaint about trimming shrubs on common area property and a request from Terry regarding reimbursement for removing dangerous trees, which the board agreed to address within two weeks. The conversation ended with discussions about recruiting new board members and addressing leadership gaps in the Architectural Control Committee (ACC).

Next steps
Andrew: Review and respond to homeowner's request for cost sharing of tree removal within 2 weeks
Andrew: Send copy of Jacob's annual meeting presentation to David
Andrew: Respond to homeowner complaint about shrub trimming to try to prevent litigation
Andrew: Continue efforts to acquire new legal counsel for the HOA within the next month
Andrew: Work with ACC to establish new leadership and replace members
Andrew Send out email with possible dates for next board meeting in July
Bonnie: Record xx request and xx request from meeting transcript
Kevin: Look for brick wall study PDF in Google Drive or previous emails from Jacob
Andrew: Search for and potentially email out brick wall study PDF to Kevin
Board: Review previous meeting minutes over email and approve them
Board: Figure out who will upload meeting minutes to website (redacted as necessary) and send email announcement when posted
Board: Recruit new board members
Board: Work with ACC to respond to Lillian's tree removal request
Marilyn: Help with homeowner communication regarding CC&Rs update process (if formally accepted by board)

Valmont Board Meeting Updates
The board meeting began with introductions and role updates, where Andrew announced current board positions and noted they are recruiting new members after several people stepped down. The agenda was outlined, including reviewing previous meeting minutes, communications, treasurer's report, landscaping updates, ACC discussion, action items review, and new business. The meeting will conclude with an executive session to discuss a complaint received via the Valmont Park email, after which the next meeting will be scheduled.

Financial Updates and Communications Meeting

The meeting covered financial updates and communications. The treasurer reported that assessments were collected at a record pace, with only two outstanding payments requiring second notices. The association has $66,000 in the bank with $20,000 remaining in the budget for the year, including $21,000 allocated for major projects and legal expenses. Andrew confirmed they would send an email notification when meeting minutes are posted online, and noted they had received some emails but no physical letters regarding a complaint that would be discussed later.

Andrew presented the treasurer's report, noting that the organization is in good financial shape despite concerns about upcoming legal fees. He reported progress on finding new HOA representation and updating CC&Rs and bylaws to comply with Washington state law by 2027. The landscaping discussion focused on a wall repair project and native plants replacing a fence, with Bonnie explaining that the new plants would not receive supplemental water due to cost considerations. The meeting addressed the need to establish new leadership for the ACC after Sophie's departure, with action items including recruiting board members and acquiring new HOA counsel, which Andrew is working to establish within the month.

Board Meeting Key Issues Discussion

The board discussed several key issues during their meeting. Marilyn offered to help with CCNR communication and was directed to use the Valmont Park email address for general communications. David requested a copy of Jacob's annual meeting presentation, which Andrew agreed to provide. Terry raised concerns about three dangerous trees near his property that were removed without board approval, requesting cost reimbursement for the removal. Andrew committed to addressing both David's and Terry's requests within two weeks. The board also discussed challenges with finding new board members, as several current members have resigned, and considered reducing the board size to make it more manageable.