Valmont Board Meeting Minutes

Sept. 30, 2026

Present: Andrew Moe [President/Treasurer], Bonnie Harpel [Landscape], Kevin Wolcott [Communication], Marilyn Hambelton [Secretary]

Attending in person, homeowner Joseph Song. Attending by Zoom, homeowner Jake Koopmans.

Note - Vacancy on Board, with Melissa Smith and Tammie LeFebre leaving. For the next six months before Annual Meeting elections - Andrew Moe sent June 27, 2026 text confirming that the Board would like Marilyn Hambelton to join them, and would she be willing to serve as secretary. First meeting where Marilyn was secretary: September 30, 2026.

President Andrew opened the meeting 6:32 pm. Discussed minutes from Feb. 12, 2026 Annual Meeting, as well as minutes from May 5, 2026 Board Meeting. Approved.

- Kevin reported on Valmont Park summer picnic (8/8/26) in the 97 Pl. - 98th St. common area.

  14 houses represented. Good time had by all! Free food, and great food. Reimbursed by HOA. Younger people with kids are a big part of the group.

Action item: Kevin suggested, and it was agreed to by Board, that Kevin send out via email to the 63 homeowners (minus two with no recorded emails) - the Valmont Park Homeowners neighborhood map with last names indicated on lot. **Noted that no addresses or emails go out to the group.** (Privacy.)

Suggested by Marilyn that block watch focals (?) have the addresses and contact info for their group of neighbors. Action: Bonnie will get Hassett info - phone and email.

- Discussion on communication and email, verification requested by Marilyn on who is owner of accounts, who has keys, passwords, access to emails, webpage, Zoom, communication tools.
  Andrew and Bonnie offered to help identify and clarify.

- Discussion on concerns from homeowners: Trimming on hedges and shrubs in the common area between 99th St. SE and 97th Pl. SE. A homeowner has written multiple requests, over months, and claims that he is not being served by the HOA Board; that the common area by him is not being taken care of; that his emails have not been acknowledged, or the situation remedied. Andrew noted that this homeowner's emails *had* been acknowledged by Jacob Smith [former President],

and Bonnie said that she had responded to this homeowner's emails, albeit sometimes in a few months, because of this transition time for our HOA.

The homeowner also asked for a great volume of archived documents that the Board had established to be impossible to assemble, given that the Board is volunteers.

Action: Marilyn will draft a letter to the above homeowner and confirm that this issue was thoroughly discussed by the Board in tonight's meeting. Andrew will sign.

Given the constraints of budget for landscaping, and the expectation that homeowners along the common area who have "annexed" the HOA property to their lots, must also take some responsibility for trimming and landscape care. Kevin remarked that each one of those lots is 1/63 of the whole, and everyone should do their best to work their area, and the Landscape Chair will keep at the crew hired to do the landscaping/mowing. Marilyn shared that she appreciated the homeowner keeping an eye on what was happening in the green space.

- Marilyn read a letter from a homeowner who is unhappy with the dues amount, with the possibility of a home near him being used as a VRBO, with compost being buried in the yard (rats), and that cars are parked where he backs out his car. Andrew noted that dues were lowered this year; and Bonnie commented that landscaping costs were going up. Bonnie looked up HOA dues in local area. To compare.

Action: Marilyn will draft letter to homeowner that these concerns were discussed, along with Board's consideration on the topics. Some of these issues are handled by the county, some are not in the purview of the CCR's. Some are not legally viable.

The above two homeowner's concerns ~ a half hour discussion.

- Landscape report by Bonnie. Gave $50 gift card to two owners who provided water for washing of the brick wall. Looks nice!

Action: Bonnie will check on what sealing the wall would require. Talked about the leaning wall with the crack, on 97th. Not imminent danger. Bonnie got a quote to re-do it, $114,000. Not feasible for us to do it, says Bonnie.

Fertilizing the lawn is once a year. It's $900. Landscape Co is Monarch, parent co. – we have Northwest Landscaping Services. Other companies are "way more expensive", says Bonnie.

- Andrew gave a comprehensive financial report, backed with written pages handed out to the Board, and shown on Zoom. We have enough budgeted for a lawyer, and

one year of HOA budget set aside, should no dues be collected, or something unforeseen.

- Andrew reported on the lawyer he has contacted regarding CCR's rewrite. Today he had received from Dave Hambelton an additional suggestion for a lawyer. Since time is critical, the Board passed the motion (MH) (KW) to go with the lawyer Andrew had already researched: Seattle Condominiums Law Group. www.condolaw.net

This firm charges a flat fee, $9,000 – for one consultation with someone or a committee. Plus

They prepare and write a restatement of Declaration and Bylaws. Phone. Zoom. Two revisions within 11 months. They build the documents with what is "good for the character of our neighborhood," says Andrew. CCR's and HOA's are their specialty. This is a CCR's rewrite compliant with Washington state law. There were three options, $5,000. $9,000. $13,000. Flat fee for this firm.

Action: Board members will directly ask someone to be on CCR's committee. Kevin will send out a request via email.

Aim for four homeowners, plus the board, for the committee. There is an initial meeting with the firm to determine how we are going to proceed with what's in, what's out, in our current CCR's. We need to get that committee together as soon as possible. Andrew's goal is to have the CCR's rewritten by end of year. Marilyn said that she doubts that timing. Homeowners must be involved, or the required 70% will not be met at signing.

Next Board Meeting, November 17, 2026 6:30 pm.

Meeting adjourned at 8:00 pm.

Minutes by Marilyn Hambelton