Valmont Park

Minutes of the Annual 2026 HOA meeting

Date: February 12, 2026

Time: 7:00 P.M. (admittance started at 6:45)

Location: Zoom

I. Call to Order

Jacob Smith called the meeting to order at 7:00 P.M.

II. Role Call and Quorum Verification

neighborhood members present were Arthur/Mary Adams, Andrew Moe, Jacob Smith, Kevin/Patty Wolcott, Donna Deyoe, Crystal Mason, Bonnie/Andy Harpel, Angie Dunham, David/Marilyn Hambelton, Duane/Lillian Knill, Tyler Pettersen, Daniel Wu, Marci/Don Heck, Melissa/Jason Smith, Blythe/Jesse Jarrell, Jacob Koopmans, Brian/Connie Collica, Gabe, Joseph Song, Scott Giordano, and Brian Seguin were present. With the mail-in proxies included, quorum was established.

III. Approval of Previous Years Meeting Minutes

Jacob noted that the minutes from last year have been up on the HOA website. He made a motion to pass the minutes. Somebody seconded and the motion passed.

Jacob made a motion to approve the minutes from last year.

IV. Homeowner Open Forum

Jacob noted that according to the new Washington Uniform Common Interest Ownership Act (WUCIOA), board meetings must allow 15 minutes of time for homeowners to make comments/questions. During that time:

Jake Koopmans mentioned that he misses the fence on 97th. Jacob said that we would address that later in the meeting.

Mary Adams expressed concern over not getting a newsletter.

Dave Hambelton asked if the required 15 minutes had to only be at the beginning. Jacob paused the time and saved the remaining minutes until the end of the meeting.

V. 2025 Board Members and 2025 Report

Jacob reviewed the members of the 2025 board and their responsibilities. He then used a slide to review the actions and projects completed by the board.

VI. Reports

A. **President's Report**: Jacob reviewed the map that explains the encroachment and property lines of the brick wall that runs north to south down 35th. The board paid for the assessment of the brick wall. There is no community ownership of the land. Dave did not agree with the statement in the slide that the HOA would not maintain the upkeep of the wall. Gabe asked if the northern section of the wall that is on 97th is on HOA property. Gabe asked about how the wall would be maintained and commented that it has been 40 years since it has been built. Bonnie clarified that it is a legal reason that the HOA cannot repair it anymore, but we can clean it. Gabe asked for a copy of the surveyors report. Jacob will send it out after the meeting and

B. **Financial Report**: Andrew went over the 2025 spending. He announced that dues would be reduced from $425 to $400. We have always maintained a $20,000 cushion in savings. The board decided to up the amount in savings to cover one full year of assessments and earmark the money for that. We have a special projects savings account, as well. Crystal Mason asked if we could use a high yield savings account. Mary Adams asked how our 2025 money was spent. Andrew went over those expenses and said he would email that out to anyone that wanted to see it.

C. **ACC Report**: Andrew reviewed the 2025 actions of the ACC because Sophie could not attend.

D. **Landscape Report**: Bonnie went over the management transitions. She also explained where the money was spent in 2025 and what projects were completed. She explained that the fence on the northern end of the property was removed and replaced with plants. The board felt that this was the most cost effective measure. She also stated that the wall will be power washed, but figuring out how get it completed is the problem.

VII. Action Items: Jacob shared a slide that went over a proposed timeline to get the bylaws updated by the end of 2027 due to the new law passed by the WUCIOA. Dave asked about the "no charge" option required in the new legislation. Jacob Koopmans asked if we would do a full rewrite or just take the existing CC&Rs. Jacob said that that decision would be up to the new board. Don commented

that the lawyer fees are very expensive. Dave wants it to be noted that we've had the same CC&Rs for 40 years.

VIII. **2026 Board Nomination and Elections**: Blythe announced that she is not returning to serve on the board. Blythe created an anonymous poll for everyone to vote. Dave wanted to make sure that the proxies are counted in the ballot vote. Blythe will count the votes along with help from Marilyn Hambelton.

IX. **Homeowners Open Forum(cont.)**: Jacob opened the floor for comments with the remaining 15 minutes from the beginning of the meeting.

X. **Adjournment and Next Meeting Details**: Andrew moved to close the meeting at 8:07 and Jacob seconded the motion. The next meeting will be Tuesday, April 14th at 7:00 P.M.