

Sky Island Homeowner Association

Board Meeting Minutes

Date: Tuesday, November 16, 2021

Time: 6:30 pm

Location: Ted's Home, 10208 177th Ave. E.

- **Directors Present:**

Ted Rogers, Steve Kartchner, Matt Miller, Matt Clabaugh, Helen Hafer

Others Present: Tom Som (ACC)

- **Call to order: 6:30 pm**

- **Results of Board Open Position Election:**

After the recent HOA membership on-line voting, Steve Kartchner was reelected to a board volunteer position. The board unanimously reappointed him to the treasurer position which he accepted.

- **Management Report and Financials ending October 31st, 2021**

Board members had received copies from the management company. Management company representatives Nancy Easley and Tonya Crommes were unable to attend this meeting. Any questions regarding the reports will be directed to them at a later date.

- **President's Updates:**

- a Vegetation View Plan:

The city of Bonney Lake's Planning Department position remains vacant, and probably won't be filled until March 2022. There is currently no "permit" process in place. The formal Arborist Plan ordered by the HOA was completed and can be implemented at this time. Residents can submit requests for HOA approval on a case-by-case basis to have trees topped, thinned or taken down to "restore view" according to the plan.

- b. Division 7 Entry:

HOA will move ahead with the rock garden. \$5,000 is budgeted for 2022. Levi's maintenance crew will clean up the area around the entrance, spread the river rock, and help with a design similar to the garden area in Division 5. No suggested plan has been received from the residents in division 7 at this time. The trees Mainvue company planted near the entrance will remain in place for now to see if they'll come back in the spring, per maintenance crew recommendation.

- c. Landscape Contract:

The contract with Levi's grounds maintenance company has been rewritten but has not yet been signed.

- d. 30 Year Plan:

The plan is still being written. It will include provisions yearly for community mailbox replacement as needed due to aging and/or vandalism. Ted detailed

discounts when purchasing multiple boxes at a time, which could be an option to save money in the future.

The board voted to include a yearly 5% inflationary rate due to rising costs.

- **Consent Agenda: Items approved outside of a Board meeting**

Replacement of one mailbox located in Division 1 on 95th Street for a total cost of \$3,534.66. Installed on 11/3/21. New keys were distributed to the homeowners. Damage to mailboxes in Divisions 3 and 5 were isolated to individual locks and have been repaired by the homeowners.

ACC Requests:

▪ <u>DV1-034 Patterson</u>	Roof Replacement	APPROVED
▪ <u>DV1-031 Jilbert</u>	Roof Replacement	APPROVED
▪ <u>DV3-054 Koningh</u>	Roof Replacement	APPROVED
▪ <u>DV1-012 RockRoof</u>	Replacement	APPROVED
▪ <u>DV3-031 Fidler</u>	Tree Removal	APPROVED

- **Old Business:**

Board discussed homeowner unresolved ACC requests from September and October meetings, including the repositioning of an HOA sprinkler head, mowing of grass along one section of Sky Island Drive, and residents asking for neighbors to trim trees to restore views. Homeowners will be informed of the decisions.

- **New Business**

Board discussed current ACC requests received by the management company, and possible ACC violations that will need management company follow-up.

Board discussed a homeowner's request to install "Trimlights", permanent outdoor holiday lighting. Some homeowners currently have these installed. Tom will write up a description of what will be acceptable to make sure the products used in the future meet ACC criteria. He will include this information in updated ACCS.

An official audit is currently being performed on all HOA financial records.

Management representatives had previously emailed board members and asked if there would be interest in holding a Holiday Lighting Contest for Sky Island. Some communities do this annually and give out prizes. After discussion, it was decided by the board not to hold such a contest.

There will be no HOA Board meeting in the month of December.

- **Adjournment: 8:15**