

# OCHL - 12 HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS & OFFICERS MEETING MINUTES

Officers and Board Members: Dani Folsom, President; Joe Rystrom, Vice President; MaryLynn Birney, Treasurer; Ahmed ASH Hussain, Secretary; Carol Tento, Member-At-Large.

Wednesday, April 3, 2024

Board Members in Attendance: MaryLynn Birney, Ahmed ASH Hussain, Carol Tento.

Others in Attendance: Sonu Lamba, Michael McMillan, Mark Powers, Joan Harrison and Kevin Henderson

Meeting called to order at 7:31 PM by Vice-President Rystrom

**Approval of Minutes:** Board Minutes for March 6, 2024 are APPROVED.

### **OLD BUSINESS:**

#### 1. Solar Issue

04/18/2023 Board voted to approve to send McNulty fine imposition 30-day notice to submit an ACC application in accordance with HOA solar panel policy in order to avoid the imposition of fines and other action. The 30-day notice will go out via first class, as well as a separate certified mail.

02/07/2024 Solar arbitration case is still pending. Date for the arbitration to be determined.

STATUS: OPEN

#### 2. Alderwood Property Management - Covenant Enforcement

01/03/2024 The Architectural Control Committee has submitted a proposal to retain Alderwood Property Management to perform quarterly covenant enforcement review of the member properties due to an increased amount of member indifference and not following the CC&Rs. This will focus on, but not limited to, improperly stored bins (recycle, trash, green); yard maintenance (weeds/leaves in beds, beds not adequately defined, grass/weeds in sidewalk joints, overgrown landscaping, dead/dying lawns, shrubbery, trees); holiday lights and other seasonal decorations not timely removed after a holiday; debris/junk/garbage in yard, driveway. The Board approves of this ACC initiative to improve the neighborhood esthetic and to proceed with a 1-year agreement with Alderwood Property Management, at \$600/quarter, \$2,400/year.

02/07/2024 Discussed the APMI proposal and voted and APPROVED via email in January 2024. The APMI fee is \$600/quarter (\$2,400 per year). This includes a quarterly review of the homeowners CC&Rs and any violations will be forwarded to the HOA ACC with objective evidence. This removes any personal involvement in bringing up violations. Garbage can violations were discussed as they continue to be an issue for the neighborhood; APMI will also review garbage (trash, recycle, green) cans. The first review day would be in February/early March.

04/03/2024 APMI had their first site visit on March 8, resulting in 57 letters regarding various violations. Yards are looking better, and a lot of bins are now be located out of site of the street. See April 2024 ACC minutes for more details.

STATUS: CLOSED

### **NEW BUSINESS:**

NTR

### **COMMITTEE REPORTS**

#### **Architectural Control Committee (ACC) Report**

See April 2024 ACC minutes

#### **Treasure's Report**

Financial statements were provided to the Board members.

#### **Notes:**

- There are six homeowners who have not paid their dues. A \$50 late fee and 12%/year interest was imposed on April 1, 2024.
- We received a letter from the Snohomish County treasurer indicating that the taxpayer name and address is incorrect on the ten common area parcels within our HOA. MaryLynn investigated and confirmed that One Clubhouse Lane South's property management company had incorrectly updated the taxpayer contact information to their name and address in 2018. MaryLynn sent in the correct forms to the county treasurer requesting that the parcel taxpayer information be corrected. This error resulted in our taxes not being paid for the past five years. MaryLynn paid all past due taxes in the amount of \$453.69. MaryLynn will monitor the county website to ensure that the corrections have been made.
- All cost sharing expenses have been paid by Windward Bluff HOA for 2023 and by One Clubhouse Lane South HOA for first quarter 2024.

Meeting adjourned at 7:45 PM by Vice-President Rystrom