

## **SR4 HOA Annual Meeting - April 8th, 2015**

Location: Reynolds Branch Library

The **meeting started** at 6:30 PM with everyone introducing themselves. Twenty-two homes were represented at the meeting. Those present included:

John Gress (3520)  
Evelyn and Robert O'Rourke (3760)  
Barbara League (3830)  
Katherine and Jim Velasco (3700)  
Janet and Bob Evans (3755)  
Ted Waitcus (3525)  
Kathy Sacks (3695)  
Carol Linsley (3725)  
Jim Wyss (3835)  
Jere Eggleston (3705)  
Henry Mueller (3690)  
Dan Friend (3817)  
Bruce Hoffmann (3812)  
Jane Adams (3535)  
Paul Culnan (3555)  
Helen and Marty Petach (3803)  
Karen Nielsen (3540)  
Rita Klees (3811)  
Karan Kozelko (3655)  
Melanie and Ted Russ (3865)  
Andrew Ogden (3827)  
Howie Schweber (3615)

### **Activity Review**

After introductions, John Gress gave a quick review of the activities of the HOA in the past year. Following the review, Jere Eggleston reported on the Architectural Review Committee (ARC), reminding everyone the ARC is here to assist with changes to your home. ARC guidelines and procedures can be found on the SR4 website. The website also has preapproved paint and shingle colors. ARC member, Henry Mueller, pointed out that what you do to your house and landscaping, impacts your neighbors. Our homes have been built close to each other so the impact is greater than if our homes were farther apart. If you make changes to your home or landscaping, please consider your neighbors.

### **Landscaping report**

Merilee Eggleston, the HOA Landscaping committee, was unable to attend the meeting, so Jere Eggleston gave the landscaping report. The HOA continues to use All-Pro for snow removal and landscaping. Their pricing has remained stable. Some overgrown juniper bushes are being removed from the parking islands and feeder walks. This is being done for safety reasons. New bushes are being selected to replace the ones being removed. Merilee is working with the City to plant some new trees in the Greenbriar median, where a few trees were removed by the city last fall. A homeowner spoke up and requested the Russian olive trees be removed from Silver Plume Ct parking island.

### **Board Election**

The board election occurred next. John Gress, Katherine Velasco, Jim Wyss, Andrew Ogden, and Tim Pletcher were nominated for the board. By voice vote, the nominated candidates were unanimously elected.

### **Financials**

Katherine Velasco gave a report on financials. A short discussion was had about the budget. A suggestion was made to increase the snow removal budget. It was pointed out the budget had to account for only November and December so likely it would be enough money to cover most of our snow removal needs for 2015. The budget was based on previous years' experience with snow removal cost. A motion was made to accept the budget. The motion was seconded, and passed.

### **Current Business**

The current business being addressed by the board in 2015 was presented to the homeowners. The concept of replacing segments of the **interior fence** was discussed. Jere pointed out that the entire fence was replaced when he was president of the board. Some folks voiced support for the idea; no opposition was stated. A request was made that we get competitive bids, if we are replacing entire segments of the interior fence.

A short discussion was had about the **parking island** bushes. There was no opposition to the work being done to replace bushes in the parking islands.

The final issue discussed as part of the current business was the **encroachment** into the open space by Ted Waitcus and Susan Adams. Ted Waitcus spoke to the community about the berm Susan Adams and he had constructed in the open space. He stated that the berm was designed by an engineer and the berm is designed to absorb water. He said he would look into getting insurance to cover any impact his berm might have on surrounding properties and he is willing to indemnify the HOA against any liability. Ted stated his belief that the HOA has a responsibility to do something about the water runoff from the open space, going on to say that for over 20 years the HOA has done nothing to change the flow of water. He stated that the problem was created by the Utility Company when they put the gas line in. He also said he would be willing to remove the berm on the north side of his property, but wants to keep it on the west side. Ted said he understands the encroachment issue, but is asking for a variance. He agreed that the berm could be constructed on his property and be as effective as it is in the open space. His only concern with moving the berm was the cost to himself.

Comments about the encroachment from the community:

A question was asked about the HOA constructing a swale in the middle of the fire road. It was pointed out that this could create icing on Silver Plume Court and that would cause a different liability.

One homeowner suggested a cistern could be added to the south end of the sidewalk to collect water.

The HOA liability was brought up and it was noted that a homeowner has threatened a lawsuit if the HOA does not have the berm removed.

A member of the community suggested the HOA get a professional opinion about our liability.

Another member noted that the expert from Flatiron Surveying, who conducted the water drainage survey recommended that for reasons of liability, homeowners should put any water diversions on their property.

After a discussion lasting about 20 minutes, the topic was finally tabled.

### **Spring Cleanup**

Following a very brief discussion, it was decided to have the Spring Cleanup on April 25th.

### **ECOPass report**

Howie Schweber gave an ECOPass report. He stated that 33 of 58 homes participate in the program. The cost would be \$85 per home if every home participated. The average cost is currently about \$145 for the homes which do participate. Everyone in the community can get an ECOPass, even if you have not paid into the program. If you want to give it a try for a year, please contact Howie.

### **Community Discussion:**

Katherine Velasco mentioned that trash cans are being replaced by Western Disposal with bear proof containers.

A brief discussions was had about residential **parking** on a request from Steve Griggs. An allotment of four parking spaces per home are required by the PUD. Three spaces on a homeowner's property (including the garage space), and one in the parking islands. One resident has expressed concerns with residents overusing the visitor parking. The general consensus was there is no problem requiring action.

The new **solar panels** put on 3555 by the new owner, Paul Culnan, was brought up. A number of people expressed their displeasure over the new solar panels. Paul did not submit a proposal to the ARC for review. The ARC is meeting with Paul on Friday to see if anything can be done to improve the situation.

Carol Linsley is unhappy that trees have grown up and are blocking **views**. There was divided opinion over whether trees should be removed or trimmed. It was pointed out, the covenants do not give ARC control over landscaping. If homeowners put large trees in their yards and those trees block views there is nothing the HOA can do to stop that.

Marty and Helen Petach are interested in bringing **natural gas** into their home at the east end of the neighborhood. If other homeowners are interested, Marty and Helen ask that you contact them to discuss the possibility.

Jane Adams pointed out there is a pine **tree** which looks sickly in the open space. It may have frost damage. She requested the tree not be cut down prematurely.

A motion was made to **end the meeting**, which was seconded. The motion passed and the meeting ended at 7:55 PM.