

2019 CLBC Annual HOA meeting minutes – 1/27/19

1. The meeting was held at the Woodinville Library at 2pm; called to order at 2:34pm. A quorum was met, with 24 households represented in person at the meeting.
2. Introductions of the board and neighbors present.
3. Review of last year's minutes. Motion to accept and seconded; all were in favor of approving the minutes.

4. 2018 Year in Review:

Improvements and accomplishments tract A:

- Large Play structure improvements swings, tire swing, slide, secured structure (2018/2019)
- Trees we limbed and 1 removed nearest the shed
- The dock was inspected and received a stamp of approval for the structure
- Neighbors Mark H. and Jesse P. were hired to maintain the lawn.
- Shed completion – Repainting (Erik S.)
- Lighting on cabana finalized (January 2018)
- Garbage can cubbies (January 2018 Thanks, to Mike M.)
- Horseshoe pit was revamped (January 2018)

2018 Events and accomplishments recap:

- The Directory was issued
- CLBC board Introduced the golden ticket (where a household receives a ticket for every community event they attend) At the annual meeting a name will be drawn to receive a reprieve of the upcoming years dues.
- 1 very well attended neighborhood cleanup event and BBQ after
- Amazing Easter event very well attended (Thanks to Diana and Silke)
- Well attended holiday party (Thanks to Santa Pat)
- Ice Cream social ran by Diana and Silke Great event for the kids on last day of school.
- Garage sale – more participants than years past however still room for growth, would like to see someone run this committee and improve it.
- Halloween a crazy time in neighborhood with so many people and caravans of kids. While this is not a CLBC sponsored event we wanted to Thank, the Zimmerman family. They invited all the neighbors to their house for cider that night.
- Extremely large spike in park usage/cabana reservations – and increase in younger families in neighborhood

5. Budget: Michael Olson, Treasurer, presented the budget. Currently, there is \$6,989.45 in checking and \$4,385.80 in savings; for a total of \$11,375.25. Total expenses for the year was \$17,544.26; revenue for the year was \$23,526.38. The recommended budget for 2019 is \$21,515. The dues are \$165 per year if paid on time (by April 1st); the dues go up to \$175 for the year if paid late. A motion was made and seconded to accept the proposed budget, with all in favor.

6. Tract A/Park: The cabana is in need of repairs to the railing, flooring, and roof (it has a leak). It is 30-plus years old and requires maintenance to keep it in good condition. The board asked for input regarding the priority of repairs, as not all of it can be funded at once. The railing has been temporarily repaired with a cap put on it to stabilize it, but the rails are rotting in places. The Trex deck flooring was installed approximately 16 years ago by neighbors, but the floorboards were fit too closely together and it is now buckling, causing water to stand instead of draining properly. The joists and structure were inspected and appear to be in good condition. Neighbors present at the meeting today indicated that the railing is the priority.

Question regarding having the work done by a contracted professional versus neighbors doing the work - is there a liability? If the work is to repair or maintain the original structure, there is no risk if done by neighbors (the HOA carries liability insurance). If it is extended or a new structure built, would need to be contracted. This brought up the question of doing a Special Assessment, if necessary, in order to cover costs associated with a larger scope of work. A Special Assessment involves collecting funds from all homeowners (the cost of a specific project divided among all homeowners). The last time this was done was in 2006 to replace the dock. Those present today would support a Special Assessment if necessary.

Question about increasing the yearly dues amount in order to build a cushion rather than one big assessment bill. A Special Assessment can be done in installments, but this is something that could be considered.

Concern raised regarding what appears to be erosion in the area by the cabana where the tree came down – is it compromising the structure of the cabana? Will need to be assessed.

Question regarding whether or not the Sanikan is now at the park year-round. Yes, it is; about two years ago it was determined to be a better solution and a less expensive provider was found (Greenhaus). Also, with rental of the cabana, a restroom is supposed to be offered.

Horseshoe Pit: There is a horseshoe set available at the Seethaler's home (directly across from the park).

The light near the entrance of the park has been burned out for a while. The neighbors who live close-by do not have an issue with this, as it is very bright when it is on.

Doesn't appear to be an issue with anyone else at this time.

Sport Court: Mike Maciejewski has volunteered his time to repair the broken light on the basketball court. He gave an update regarding the need to trench from the meter at the cabana to the court, and the need to find a licensed electrician to do the work (he had one lined up, but it fell through), all of which will cost about \$3,000. He will continue to follow up on this.

Alika reported that Woodinville Select Basketball is offering to replace our hoops and rims as a community service project to have more outdoor courts available to encourage the sport. They inquired about practicing on our court, but it is against our Bylaws. Alika will follow-up to see if our court is selected as one of their projects.

Question about the liability of having the park gate locked from both sides. It was done to prevent the high number of non-residents from jumping the fence and letting others in, as well as to address other unwanted activities that were occurring. The board will inquire with the insurance company about it.

7. Lighting at neighborhood entrance: Susie Maciejewski has been in contact with Puget Sound Energy to try to get a streetlight erected at the entrance of our neighborhood on Avondale and NE 168th; possibly at the entrance on 188th NE and NE 165th. They gave her a quote of \$8,000 to do lighting throughout the neighborhood. She is meeting with someone to look at having the lighting just at the entrances. The cost and possibility are not known yet. The board will continue to follow-up.
8. Events: The Board asked for input regarding what it is important to residents and if any events should be eliminated or added. Those present indicated the status quo is fine. The board also invited everyone to feel free to attend the monthly board meetings. Alika proposed having an "Events Coordinator" to gather volunteers for our various events, specifically the Egg Hunt, Ice Cream Social, Summer BBQ, Holiday Party, and Garage Sales. Farrah Seethaler has graciously offered to fulfill this role.
9. Re-establishment of the ditch line on NE 168th & 188th Pl. NE: King County Road Services Division is planning to re-ditch this area to provide better drainage and alleviate the flooding issues. Farrah Seethaler has been in contact with the county regarding this issue and is requesting that it be done properly, not just digging ditches. According to long-time residents, there used to be culverts along many stretches of our neighborhood roads that have been filled in over time. Farrah will continue to follow-up on this issue.
10. Neighborhood Safety: Some report that package theft is on the rise, and suggest keeping neighbors apprised. Other crime (car break-ins, etc.) seems to have decreased. Neighbors report feeling safe in our neighborhood.

11. Discussion opened up to feel out the idea of incorporating the approximately 13 homes along 188th NE (The Cottage Lake Estates) into our HOA. These residents have not been asked, as the board wanted to find out if current HOA residents were even interested in this. Basically, they would buy in with their property of their boat launch. According to a real estate attorney one board member asked, it would be possible without quick claim deeds on homes (it would be put on the sale of property), though it would probably affect property taxes. Although it would add 13 more homes paying dues, it could increase use of the park and there would be the added maintenance of the boat launch. If this is explored further, there would be a need to get an assessment price for buy-in from a real estate attorney, and there would need to be a vote by CLBC HOA members. There were about 5 homeowners from The Cottage Lake Estates in attendance. Comments included that it would have a benefit when their kids were young; in the past, without buying in with their boat launch, they would have had to purchase a piece of Tract A (the park). Some present seemed open to the idea. There was mention of concern of setting a precedent of opening up HOA membership to other non-members. If this idea is furthered, Farrah Seethaler offered to go door to door to explore it with the Cottage Lake Estates homeowners. Discussion to be continued.
12. By Laws: Discussion regarding updating the current HOA bylaws. This would require a 20% participation of homeowners to vote yes to making a change. Discussion will continue.
13. Communications: Graeme Hunt has offered to take over the CLBC Website and Facebook page. He is working with Chris Seethaler, previous website administrator. Graeme will attend the board meetings to keep online communications up to date. Paper newsletter will also continue to be distributed.
14. Board Positions: Alike Dias is the only member of the board whose tenure is up. All others volunteer to stay on the board: Erik Stevenson, Michael Olson, Diana Filoteo, Silke Loeser, Susie Maciejewski, and Chris Seethaler. Jaeson Long volunteered to join the board to fill the vacant spot. A motion was made and the vote approved.
15. Golden Ticket Drawing: The ticket drawn belonged to Jaeson Long; his HOA dues are waived for the 2019 year.
16. Meeting adjourned at 3:25pm.

CLBC Welcome new members' meeting: Saturday, February 9th, 10am at The Commons.