

Board Meeting Notes 5-15-2023:

Lukens Tree service removed 8 trees on April 17, 2023.

\$5907.60 or \$738/tree (included stump grinding)

We discussed the Urban Forestry permit issue which very unexpected.

City of Olympia right-of-way fee of \$600, and a Tree Removal Permit of \$50 = \$650.

We had temporarily put off planting trees this year because of that unexpected budget item.

PLAN: It is possible that we order 4 trees in Fall when more homeowners have paid the dues.

Treasurer Report: \$10,333.37 in the checking account now (May 15, 2023).

7 homeowner dues are still outstanding which could add \$2100.00 to budget.

Michael sent 'Late Dues' letters May 8th with added late fees. Rec'd 1 new payment. Waiting for more income.

Second 'Late Dues' letters will be sent July 1st to those still unpaid.

After that there will be an attempt to make a personal contact to those still unpaid.

(Kim and Carrie volunteered, gentle reminders). Final 'Late Dues' letter in November.

Pending budget needs:

Barefoot Lawn at \$1030.40/month X 7 more months in 2023 = \$7212.80

To Becky Conn Website reimbursement. (\$180 approx.)

Possible Attorney fees is \$385/ lien on properties who do not pay dues.

Approx. \$3,100 remaining in budget. (minus Becky and potential liens).

May be possible to order 4 new trees from Lukens at \$550 each = \$2200.

Definitely will if more dues are received by September.

Michael is getting inquiries about reimbursement for the SELF removal of trees.

The answer: probably 2027 when all removals and re-planting is expected to be complete.

Unless the homeowner's dues are raised now.

Discussed raising dues to speed up this Tree Plan. Concerns about even more people not paying if dues are increased.

As per the by-laws and CC&Rs we need a vote, to raise dues.

Dues were raised in 2017 from \$225 up to \$300/year by a vote.

That increased the AN budget by \$5850.00 which was to be used for Tree Project.

Turns out that that amount was NOT enough to complete it in 7 years.

(unanticipated issues with the retention pond and mailboxes used up the tree budget in 2023).

If we raised up to \$400/year for 1 year that will give an additional \$7800.00 to spend for Lukens to complete the project sooner. If we attempt to do this, we agreed that sooner is best.

If we attempted to take a vote to raise dues the board would need to draft a convincing letter explaining the reason to increase the dues. Ballots with return-stamped envelopes could be distributed by hand or we discussed holding a Special Members meeting later this summer to explain and take the vote. No firm decision was made although Kim is willing to draft said letter.

Discussion about dues payments:

Some groups and most Property Mg't companies use Cheddar Up to pay through credit cards. The 3% convenience fee would be paid by the homeowner. Carrie knows how to setup the Cheddar account,

but would not be authorized to withdraw the money. Michael has only ever had one request to pay by credit card and does not think it would improve dues payments. A new treasurer, when elected in the future, may have more interest in this process.

Will ask the Members at the next AN meeting (Feb. 2024).

Dead or dying Arbor Vitae bushes: Some on Hoffman could be removed by Barefoot Lawn for a fee.

They would not be replaced by the same. An alternate planting in the future if more of them die.

Dead or dying Arbor Vitae on private property are their responsibility.

However, the board can send 'Out of Compliance' letters if front lots have dead bushes.

Sidewalks: Kim sent a group email to 7 homeowners who need Remove and Re-pour work on sidewalks on May 6, about repairing their sidewalks. Has not heard anything back yet about any progress.

Summer Newsletter: still needs to be edited further before printing. (Kim working on it)

Good news: Carrie informs that the Timberland Library allows 40 pages/month to be printed.

This will save a bundle on printing fees.