

## ***2015 Annual Meeting Minutes***

The annual homeowners' meeting was held on Tuesday, 10 March, 2015 from 7:30pm - 8:30pm at the Bonney Lake High School Lecture Hall. The meeting was called to order at 7:30 PM. Only 12 lots were represented; not enough for a quorum.

The below 2015 Newsletter was covered in full.

The 2014 budget was presented. Some of the highlights were the mailbox project and some attorney work which must be done. **Annual dues will remain at \$125.** The budget was approved.

It was overwhelmingly decided that the board should move forward with the new Mailbox Project, meeting with the Postmaster and reporting back to the community about what was learned from that meeting.

Terry Lind brought up that some of the new Recepticle Fences being constructed did not meet one of the addendums to the CC&R's which the current board was not familiar with. The addendum states that fences cannot protrude in front of homes within the HOA. The board now has a copy of that addendum and is researching some options for a ballot to be presented to the community in the near future.

One Board position was open this year. There was one formal nomination for Dave Hobley to stay on as President. Dave Hobley had already agreed to step down from his position as President due his workload and to provide an opportunity for the Vice President, Dennis Baker to represent the community as President. Jeff Berres and Dave Hobley volunteered. To continue as Board Members.

### ***Newsletter Information Covered During A PowerPoint Presentation***

1. **Communications:** The board would like to remind everyone that all correspondence to the board should either go through the new Email Address, the new PO Box or be presented in the Community Private Facebook Group or sent to the Facebook Page (The Board and most of the HOA membership now prefer digital communication as action happens much faster, more efficiently, and less costly to the homeowners). Please NOTE that messaging a Board Member directly and personally on Facebook or via personal email IS NOT an Official Contact to the HOA:
  - a. Facebook page for the Homeowners' Association: <https://www.facebook.com/BonneyLakeManor>
  - b. Email Address: [HOABoard@BonneyLakeManor.com](mailto:HOABoard@BonneyLakeManor.com)
  - c. Dave also announced the Facebook Page for the Non-HOA Associated Bonney Lake Manor Watch <https://www.facebook.com/BLMWatch>
  - d. Mailing Address: Bonney Lake Manor HOA, PO Box 8101, Bonney Lake, WA 98391
  
2. **Committees:** During the last meeting Board Member, Dave Hobley had an idea to institute committees to assist with handling HOA Business (Dave then learned that we use to have committees in the past). It was voted on and five committees were formed. Unfortunately due to work schedules, and personal lives, it has been difficult to fill committee seats with people who can help the HOA Board to get things done. Please remember folks, this is YOUR/OUR community and the board cannot do everything. The Board positions are already very time consuming, especially when you are playing cleanup due to the many issues with the prior contractor. Please consider volunteering for one of the committees to fulfill the charter and choose to follow through to help to make our community more fun, beautiful and welcoming!

- a. BLMHOA Mailbox Committee
- b. BLMHOA Welcome Committee
- c. BLMHOA Beautification & Architecture Committee
- d. BLMHOA Holiday Committee
- e. BLMHOA Garage Sale Committee

We are in need of volunteers willing to step up and to knock out some neat things in our community!

### 3. 2015 Board Members:

- a. One board member position was possibly coming open this year. Dave Hobley has served as VP for one year and President for one year. He was considering stepping down to allow another member to step in to help out in the community. Dave was talked into staying on to assist with Digital/IT issues. Please consider volunteering/running for a board position in the future!

### 4. Bonney Lake Manor HOA Committees and Members

#### a. *BLMHOA Mailbox Committee*

- i. <https://www.facebook.com/groups/BLM.HOA.Mailbox.Committee/>
- ii. Chairperson: We need a chairperson!
- iii. Members: Bob Phelps (Please volunteer)
- iv. Board Members: Jeff Berres, Dave Hobley

#### b. *BLMHOA Welcome Committee*

- i. <https://www.facebook.com/groups/BLM.HOA.Welcome.Committee/>
- ii. Chairperson: Lyn Marie Maves
- iii. Members: Dave Hancock, (Please volunteer)
- iv. Board Members: Dave Hobley

#### c. *BLMHOA Beautification & Architecture Committee*

- i. <https://www.facebook.com/groups/BLM.HOA.Beautification.And.Architecture.Committee/>
- ii. Chairperson: Open for an Non Board Member (Please volunteer)
- iii. Board Members: Dennis Baker, Jeff Berres, Dave Hobley

#### d. *BLMHOA Holiday Committee*

- i. <https://www.facebook.com/groups/BLM.HOA.Holiday.Committee/>
- ii. Chairperson: JoEtta-Michael Pokorny
- iii. Members: Cary Baker (Please volunteer)
- iv. Board Members: Dave Hobley

#### e. *BLMHOA Garage Sale Committee*

- i. <https://www.facebook.com/groups/BLM.HOA.Garage.Sale.Committee/>
- ii. Chairperson: Cary Baker
- iii. Members: Darryl McDaniel (Please volunteer)
- iv. Board Members: Dave Hobley

5. **Important Reminders:** Winter is here and Spring soon will be, and you are asked to please remember if you are *doing any major projects like painting, fencing, adding a shed, or a deck, or a new roof, and etc.* that completed plans are to be submitted for approval AT A MINIMUM of 2 weeks prior to the planned start date to allow the Architectural Committee time to review and provide a written approval.

- a. The goal is always to enhance and maintain standards and thereby home values in our community.
- b. Some things to keep in mind are:
  - i. **Roofing is to be Architectural style composition** material or shakes and tile.

- ii. **No vinyl siding.**
  - iii. **If you are painting your home the same color, submit your plan** in writing with a current picture of your house. If you are changing any color on your house, EVEN IF IT IS A CLOSE CALL, then paint colors are to be submitted on 8" x 10" inch sample sheets (\$.98 at Home Depot). This is the best way to avoid 'surprises' between the small color chips from the store and the actual color on your large house. Some of you may remember the 'pink' house from years ago. The board reserves the right to request a larger paint sample to verify/approve color.
  - c. **No chain link fences** are allowed.
  - d. Temporary storage of **loads of dirt and beauty bark in driveways** is acceptable as long as progress of disbursement is evident. Parking is in designated areas (not on lawns).
  - e. Please **do not park and do not allow your guests to park on your neighbor's yards.**
  - f. Please **be considerate of your neighbors** by keeping noise from Motorcycles and other noisy machines to a minimum, especially after daylight hours.
  - g. Please **keep your pets secured** according to local laws and CC&R's. Do not allow your pets to run free to harass neighbors or damage their property.
  - h. Please be sure to **keep up the right-away assigned to your lot.** Those areas to include the street side, street corners, and etc. are your responsibility to keep up and we have noticed that some of those areas need a bit of work.
  - i. Please ensure that you **inspect your fences and make any necessary repairs as soon as reasonably possible.** It is of even more importance when the condition of the fence impacts the appearance and thus value of the community. With that said there are several pieces of Bonney Lake Manor Residents fence bordering 192<sup>nd</sup> Avenue (both sides) which are in need of prompt repair. We will be reaching out to folks who have not started those repairs very soon.
  - j. Many of us have been guilty of **leaving our garbage cans in front of our homes**, even though it is against the CC&Rs. Many folks we have talked to do it because it has become important to lock down fences due to some crime in the area, and trudging through a muddy back yard and back through your home is not very convenient. The board had a resident who built a small L shaped fence to hide his cans and improved the sight immensely. Due this, the board had decided to approve such small "Receptacle Fences" to enclose Trash, Recycling and Green Waste Receptacles in order to enhance our community however during the Annual Meeting a new document was produced by a former board member showing that there was an addendum against any "fences" in front of homes. The board is now evaluating options for this to include possible ballot options on a few issues in the community. Please **refer to your CC&Rs, and the BLMHOA Rules & Regulations**, Section III, as well as its addendum for Community-Wide Standards. If you have any questions, contact a Board member.
  - k. The CC&R's are now available online in the HOA Private Group under Documents.
6. **2014 HOA Dues & Late Fees: 2014 Annual HOA Dues were due by July 31<sup>st</sup>, 2014 with Forgiveness due to the Property Management Company fallout mess we have worked long and diligently to correct, were due No Later than 31 October. All checks have been collected from mailboxes and have been tallied into our records. A Late fee of \$25.00 has been added to all past due accounts. Late notices with late fees have gone out and we have since mailed out LIEN WARNING LETTERS for those homeowners who have not cleared up their accounts. We will soon be working on placing liens on those homes who have not paid their dues and/or late fees.** If you have not sent in your payment for 2014 (or a prior year), we encourage you to do so. You may mail your payment of \$125 + \$25 Late Fee (\$150.00 Total) to the Bonney Lake Manor Homeowners Association P.O. Box (P.O. Box 8101, Bonney Lake, WA 98391) or drop them in the HOA mailbox on 193<sup>rd</sup>. Please include your lot number and payment year on your check.

7. **2015 HOA Dues:** If you have not paid your 2015 Annual HOA Dues they are now past due and you must pay an additional \$25 late fee. . PLEASE ENSURE THAT YOU FILL OUT THE 2015 PAYMENT VOUCHER with your check to avoid any confusion when processing your payment. Payments not received by 15 Jun 2015 will be sent forward for Lien action. You may mail your payment of \$125 to the Bonney Lake Homeowners Association P.O. Box (P.O. Box 8101, Bonney Lake, WA 98391), drop them in the HOA mailbox on 193<sup>rd</sup>. Please include your payment voucher, along with lot number and payment year on your check.
8. **Garage Sale Committee Update:** NOW is the time to start planning for the 2015 Garage Sale. Although the garage sale went well this year, some extra planning should go into next years to get the maximum turnout and best bang for our advertising buck! Please consider volunteering to assist with the Garage Sale Committee! Our signs are in need of repair, if you are good at repairing signs, please step up and volunteer. The dates for the garage sale need to be selected and efforts need to start being made soon in order to be more successful this year.
9. **Mailbox Committee Update:** We have some new ideas for options to include more affordable decorative group mailboxes that if approved, we believe that we can replace them using a portion of our current account balance and less work from volunteers to get them done. We believe this will result in a more beautiful neighborhood as well as secure sending and receiving of packages and mail. The majority of the meeting attendees requested we move forward with discussion with the postmaster to see what the viability is of installing the decorative mailboxes previously sent out and posted in the group.
10. **Holiday Decoration Committee Update:** Unfortunately the board was very busy during the holidays this year with sickness, home, HOA and Holiday functions and although there were some great decorations this year we were not able to get around to judge the homes and award gift cards. We apologize, however this is why we really rely on our members to step up, join committees and take the initiative to help make our community a fun place to live. We look forward to a more fun, rewarding decoration competition this year.
11. **Welcome Committee Update:** If you notice a neighbor leaving or a new neighbor coming in, please email the board to let us know the address/lot number if available and any information that you have on the tenant. Welcome Committee, the HOA Board will provide a ten dollar gift card to Lowes and a CC&R's CD for the new member. Please take the initiative to drive around the neighborhood now and then and note/welcome new homeowners as the board is often not notified until sometime after the resident has moved in.
12. **BLMHOA Beautification & Architecture Committee Update:** Currently your HOA Board is working on evaluating new companies/contracts to see what is best for the upkeep of the Marquee areas. We walked through what we wanted done for catch up work with the current landscaper and were not entirely thrilled with the results of the catch up work last weekend. We are also evaluating some companies to trim the trees along 192<sup>nd</sup> on our HOA strip of property there. Yes, it would be nice to have some volunteers to help to spruce and beautify things a bit, however the board has found over the last few years that people's hearts are in it, however their schedules are not. We are still open to suggestions and volunteers, however it currently looks most manageable to pay to have it done. We have approached the city about finishing the gate for the Stormwater Drainage Facility along 192<sup>nd</sup> where there is currently a chain and construction barrel. The city responded that there is no budget nor plans to do anything with the chain nor construction barrel which is currently there. What are your thoughts on this? Post them in the Facebook group or reply by email.

13. **Volunteerism:** What it takes to make the difference between just another lingering neighborhood, and a dynamic, welcoming, value raising and keeping type of looking out for each other neighborhood!

14. **Upcoming Events:**

- a. For event updates please watch for posts and event updates in the HOA Private Group on Facebook.
- b. **2015 Annual Homeowners Association Meeting and Board Elections:** At this year's meeting we will be holding an Attendee drawing for a Free year of HOA Membership, we will be discussing benefits for serving actively on the HOA Board, discussing Community/HOA Volunteering, our Committees and their responsibilities, Mailbox Options, some modifications to the CC&R's and last but not least, board elections! The meeting will be held on Tuesday, 10 March, 2015 from 7:30pm - 8:30pm at the Bonney Lake High School Lecture Hall immediately inside and to the left from the rear entrance of the High School near the Rock.
- c. **National Night Out** - National Night Out is a cohesive effort to promote involvement in crime prevention activities, police-community partnerships, neighborhood camaraderie and send a message to criminals letting them know that our neighborhoods are organized and fighting back. The Bonney Lake Manor HOA, the Bonney Lake Manor Watch and the National Association of Town Watch invites you and your family to join over 37.8 million neighbors across 16,124 communities in celebration of National Night Out, America's Night Out Against Crime on Tuesday, August 4th, 2015! Food, Fun, Information and Community Cohesiveness will happen at 11204 193<sup>rd</sup> Ave E in Bonney Lake Manor starting at 6:15pm. Please join us!



Semper Vigilans ~ Always Watchful!

**Please be safe during the remainder of the winter and enjoy your upcoming spring!**

**Thank you for helping to keep your community one of the nicest in the area and to help protect our home values!**

The Bonney Lake Homeowners' Association Board:

Dave Hobley, Dennis Baker and Jeff Berres

[HOABoard@BonneyLakeManor.com](mailto:HOABoard@BonneyLakeManor.com)