

TRHOA annual meeting minutes

February 15, 2017 — 7 p.m. (Walla Walla Fire District 4, Station 21)

Kevin Waite, secretary

PARTIAL LIST OF ATTENDEES

Glenn Bell, Lew Krueger, Kevin Waite, Robert Baker, Arleen Rice, Vern Naber, Michael & Susan Taylor, Steve & Phyllis Schreck, Marilyn Hawkins, Kelly Peterson, Tom & Christy Stolzer, Joyce Cox, Carol Merritt, Kristen Hill, Kevin Quinn, Jillice Beko, Patsy Sandoval, Pat Dennis, Cathy Sesser, Carole DeMoss, Juanita Neal, Carol Pemberton, Korth & Addie Bingham, Elizabeth Humphrey, Vicky Griesinger, Karen Buly, Connie Gillespie

ITEMS COVERED

1. Motion to approve minutes from the last annual meeting (January 26, 2016), seconded and carried.
2. Treasurer's report. Year-end balance in checking account: \$5,195. Dues this year: \$100, which includes \$35 for backflow assembly testing. Projected 2017 budget: \$10,210. Projected 2017 income: \$10,210. Motion to approve report, seconded and carried.
3. Glenn Bell reported that 2016 had no major reported accidents, thefts or vandalism in the neighborhood, although Vern Naber reported mail delivery delays due to someone trying to break into a mail lockbox (according to the post office).
4. Fiber internet installation was completed in 2016, which should add value to homes when sold.
5. Table Rock HOA has a website at tablerockhoa.org and also sends out periodic e-newsletters (sign-up at the website).
6. Arleen Rice introduced as newest board member.
7. Report on potential Hayden Homes development bordering Table Rock on the south. This project is on hold due to drainage and other issues. The city is studying the issues.
8. Discussion of possibly adding stop signs at Eagle Crest & Cougar Creek, Coyote Ridge & Wenaha, and Thunder Ridge & Wenaha. Suggestion made to remind homeowners to slow down and watch for children. The addition of stop signs would need to be approved by the city.
9. Discussion of not parking in mail delivery zones, since the postal delivery person will not deliver mail if a vehicle is parked in these areas. Suggestion that homeowners be reminded not to park by mail lockboxes. Possibility that curbs could be painted red in the no parking area. Temporary parking while getting mail is not a problem.
10. Discussion of having a neighborhood address/phone/email list for those who wish to participate. The list would be mailed out with the understanding that it would not be shared outside the neighborhood. Action: In the next HOA mailing, ask who would like to be on this list.
11. Discussion of ongoing problem with dogs doing their business on neighborhood yards. Action: Remind pet owners to pick up after their pets when out walking.
12. Discussion of people walking across other people's property. Action: Remind people to use public sidewalks or paths and avoid walking across private property without permission.

13. Report on three initiatives to improve/maintain neighborhood attractiveness and safety:
 - a. spraying for weeds along roadways to supplement homeowner spraying and catch missed areas (the HOA is now doing this 3x/ year)
 - b. snow removal from common sidewalks to supplement homeowner snow removal as time and conditions dictate
 - c. adding backflow assembly testing (see item 15) as HOA service
14. Discussion of suggested change to covenant that will be mailed out for a vote.
REVISION TO PARKING RESTRICTIONS COVENANT (underlined wording to be added):
No trucks or pickups having a rated carrying capacity larger than three-quarter ton, commercial-type vehicles, motor homes, mobile homes, boats, trailers, campers, motorcycles, nonpassenger-type vehicles, disabled or nonoperating vehicles shall be stored or parked on any lot, except in a closed garage, nor parked on the street for more than 48 hours in one week. If an exception is needed, please contact the HOA in advance.
15. Discussion of proposed new covenant that will be mailed out for a vote. This would be a covenant that makes yearly irrigation backflow assembly testing an HOA service instead of being left for each homeowner to schedule and oversee. The yearly testing is required by the city. All the paperwork and contracting can be handled by the HOA and a certified tester, and the homeowner cost may be somewhat less since the HOA can negotiate a group discount (currently \$35 per assembly tested). One concern raised was to make sure each homeowner receives a report of the annual test. At least one homeowner also mentioned preferring to stay with a tester he's worked with in the past.