

TRHOA annual meeting minutes

January 23, 2018 – 7 p.m. (Walla Walla Fire District 4, Station 21)

Kevin Waite, secretary

BOARD MEMBERS PRESENT:

Glenn Bell, Robert Baker, Lew Krueger, Vern Naber, Kevin Waite

HOMEOWNERS PRESENT INCLUDED:

Schreck, Loposer, Sandoval, Mills, Bell, Sesser, Geidl, Cox, Quinn, Beko, Taylor, Baker, Barga, Smith

ITEMS COVERED:

1. **President's year in review.** No major reported accidents, thefts or vandalism in the neighborhood in 2017, Glenn Bell said. Reminder/warning about potential safety hazards in the common retention pond (lot 52), particularly around the cement drain. Also, irrigation backflow valve testing was completed for homeowners through the HOA for the first time in 2017 with a report that 100 percent passed, and there was 100 percent compliance in Table Rock.
2. **Secretary's report.** Motion to approve minutes from the last annual meeting (Feb. 15, 2017), seconded and motion carried.
3. **Treasurer's report.** Lew Krueger reports actual HOA expenditures in 2017 totaled \$10,285, up from \$6,552 in 2016. Most (\$3,290) of the increase was due to the HOA managing/contracting out the backflow valve testing for homeowners and passing along this expense in the annual dues. Smaller increases in property management fees, supplies and insurance accounted for the remainder of the increased operating expense. Cash in the bank at the end of 2017 totaled \$5,341. Dues for 2018 will stay at \$100/lot. Projected bank balance for the end of 2018: \$5,071. Motion to approve treasurer's report, seconded and motion carried.
4. **Reminders/announcements.** Garbage/recycling cans to be kept out of sight except on pick-up days. Openings on the HOA board for anyone who's interested in serving. Appreciation expressed to Joyce Cox for spending many hours researching, attending city meetings and talking with officials about the proposed Hayden Homes development adjoining Table Rock. Key issues holding back the development include insufficient city water coming through Table Rock to supply another neighborhood. Also drainage issues that would need resolution.
5. **Action: Sidewalk snow removal service.** Motion made that when possible the HOA would help remove snow from common sidewalks throughout the neighborhood as a service to homeowners. Motion seconded and carried by unanimous vote.