

Forest Trails HOA 2019 Annual Meeting, Fairwood Public Library  
April 30, 2019

Call to Order – 7:14pm by Hughes Bertrand, President

Call for Quorum

7:17 –Successful (31 Owners present/ 8 proxies)

2018 minutes (provided before meeting), Read by Secretary - Passed by acclamation.

Reports of Officers –

Mark Smith – ACC

Currently seven members on committee, more would be better. Odd number helps with voting, but ACC chair will step in for ties.

15 requests to ACC, only one denied, but design was changed and accepted

A number of paint requests were submitted, only one homeowner painted without getting approval, and they were contacted

There was one major problem where initial contacts were made, but no corrections were made, a letter was sent, but there was no response. Further attempts at communication are being made. The ACC literally has no leverage.

Windows and garage doors are very basic, unless there is a design or color totally at odds with the surrounding houses, approval is pretty much automatic.

ACC chair noted that they can't see everything. If someone sees something they feel might be out of bounds, contact the ACC.

A number of people are installing backup generators. As long as these units are located behind the fence/house, there is no issue.

No current website data on roofing guidelines. Manufacturers are not publishing their numbers, so our current baseline is roofing already accepted in the past. We will work to update the site.

Discussion on paint colors. Little information on original Henderson colors. Most information that has gone to the ACC since the beginning of the neighborhood is now on disc. A suggestion was made to develop a current color palette developed by a professional, and have it presented at annual meeting to allow people to approve a general range of colors. Issues brought up were the cost and time required, plus the fact that color preferences were fluid over time. The Board will look into the feasibility of this action.

Regarding potential homeowner fines and liens, concern was raised about transparency of Board actions concerning the use of fines and responding to homeowner requests. Since the number of fines actually levied for anything other than annual dues is practically zero, the Board has no issues with responding to homeowner requests for information, since fines fall within the bounds of the Board's finances, which are available to the public.

A discussion developed concerning the roads in the neighborhood. Some long-time homeowners recounted how their interactions with the County resulted in information indicating that our roads were just not high enough on the list of County things to do to expect that we will see any improvement, and while we pay property/road taxes, we will see little, if any, activity. Sending a petition to the state representative was discussed and is worth considering.

Stan Haralson – Treasurer and Hughes Bertrand

No dues increase this year, our working funds are approaching the state-mandated 75% level of ‘reserves’, to ensure the Board can handle replacing current, covered items such as the Forest Trails entry and mailboxes.

Insurance – our liability package is paid up

Past-due annual dues – 4 of 5 people have made arrangements for payment, and the fifth is currently in foreclosure.

Due to the age and current condition of the current landscaping at the FT Entry, the Board is planning to get a number of quotes on possible updates and improvements that give us the best value for the effort.

An additional location for consideration is at the bottom of the hill on 133<sup>rd</sup> SE, by the retention pond, where the trees are pushing up the sidewalk and rippling the roadway. Various options are available, but need to be further defined and a cost estimated.

Current Board re-nominated and approved for 2019 and added Rodrigo Quinteras as Vice President.

New Business – Tica Suarez has developed a design for an updated Forest Trails website that would contain more data, links and pertinent information for people living in, or interested in living in, Forest Trails. A presentation showed the expanded content and increased facility of both the data on the site and the access to that data. This website would still be in addition to current Facebook and Next Door websites. There were no objections from the homeowners in attendance and The Board is considering how to move forward with implementation.

General Discussions –

A concern was raised that in the discussions concerning fines and liens, no mention was made about some system whereby people who needed to have work done could find help or coordinate with others to resolve their issues. The Board feels that the residents of Forest Trails could certainly provide a pool of talent or information that might be of help to any individual homeowner, the issue is getting that request out to the public. Next Door is considered a good social organizing app that could be of help.

A concern was regarding whether the Board has or needs a resolution that it will not pursue fines or liens without first exhausting other avenues of assistance. The current record of the Board shows that this is already a working guideline.

Conrad B. Smith – Secretary FTTHOA

A concern was raised about the Lending Library mentioned in the FT newsletter, specifically that the person building the library is a Boy Scout, and that would constitute support of a religious organization. It is the Boards position that the Lending Library is an existing program developed by the King County Library System, irrespective of who provides the muscle power to build those items. The young man building these two libraries has no input or control over the content, so the Board sees no issues with supporting this King County project.

No further discussions, meeting adjourned at 8:19pm