

HOA Board Meeting Minutes

School House Pl. Kingston, WA

4-20-24

Attendance

Lacey Patterson	President
Emily Newhard	Vice President
Jennifer Dilworth	Treasurer
Stephanie Gibler	Secretary
Tammie Jo Ostrom	Registered Agent

Minutes

Subject	Details
Motions	<ul style="list-style-type: none">• Food Pantry Build The HOA Board has voted to deny the recent request to build a community food pantry• Cancelling STRIPE Payment System The HOA Board has voted to cancel the use of this online payment system and will provide details on other ways to pay dues at the annual meeting
Board Member Positions Becoming Available! -President -Treasurer -Registered Agent	<ul style="list-style-type: none">• Please email the HOA if you would like to sign up for any of the positions. Voting will occur at the annual meeting
Warnings/Fines	<ul style="list-style-type: none">• The HOA Board discussed residential violations and the warnings/fines being documented• If you have a question/concern about how this process works, please email the board directly

<p>Common Spaces</p>	<ul style="list-style-type: none"> • Homeowners are responsible for keeping the gravel in front of their homes weeded and tidy. If you need help keeping your space clean, please contact the board and we will seek out volunteers. • According to Article 8, section 8.1 in the CC&Rs, the common spaces need to be kept “neat, clean, and attractive”. Failure to keep these spaces tidy could result in a fine.
<p>Parking</p>	<ul style="list-style-type: none"> • Homeowners and guests are required to park in driveways or street parking spaces only • Please do not park in gravel, on the sidewalks, or in grassy areas near your home. (See newsletter for more details) • Extended parking in these spaces may result in a fine from the HOA
<p>Permanent Structures/Fencing</p>	<ul style="list-style-type: none"> • All homeowners are required to submit a building request and plans to the HOA and have it approved before beginning a project. • Please refer to section 9.6 in the CC&Rs
<p>Contacting the HOA</p>	<ul style="list-style-type: none"> • All homeowners wishing to communicate with the HOA need to do so via email only
<p>HOA Facebook Page</p>	<ul style="list-style-type: none"> • The HOA Board discussed possibly creating a new Facebook page for homeowners on the social media platform. This would make

	<p>it easier for board members to gain control over the page as they are voted in.</p> <ul style="list-style-type: none"> • Lacey will be looking into this process and will let the community know when/if this change will take place
<p>Canceling Stripe Payment Account</p>	<ul style="list-style-type: none"> • In an effort to save money, the HOA board has decided to stop our subscription to STRIPE as a means of paying HOA dues • We are currently looking into easier ways to pay dues and will present them at the annual meeting • If you have a question about paying dues, please email the HOA
<p>Sewer Cleanout Cover</p>	<ul style="list-style-type: none"> • It was brought to the attention of the HOA board that one of the sewer cleanout covers at the front of the neighborhood is broken (possibly from being driven over). • After assessing the cover, the board decided that it's not something we will be fixing at this time.
<p>General Reminders from the Board</p>	<ul style="list-style-type: none"> • Please take some time to review the CC&Rs as we have noticed some properties have become relaxed in following the covenants • In an effort to keep our community tidy and our property values as high as possible, the HOA board will continue to send out warnings/fines for those in violation of the CC&Rs • The speed limit for the neighborhood is 10mph • Garbage/Recycling cans need to be put away within 24 hours of pickup. Also, any garbage that was littered onto the street/grass during pickup is the responsibility of the homeowner. Please keep our streets clean!

Annual Meeting	<ul style="list-style-type: none">• The HOA Annual Meeting will be held at the Village Green Pavilion (Community Center)• Friday, August 2nd from 5-7pm
Future Meetings	<ul style="list-style-type: none">• HOA Board members meet quarterly (All meetings are open to the community, however there are times when the board meets privately to discuss possible community violations)