

Claridge Park HOA
Annual Meeting Minutes
November 2, 2017

Attendance:

President Greg Tayler; Vice President Amy Havenner; Treasurer/Secretary Deanna Knopp; J&M Management Heather Ross

The meeting was called to order at 7:00 pm by President Greg Taylor at the Graham Fire Station.

Special Guest:

Daron from Fred Meyer regarding the issues of the berm between Claridge Park and Fred Meyer. Discussion on what needs to be done to help keep the area safe and keep the drug users / homeless out of the area.

FM realizes there are several issues that are ongoing with the berm.

Amy told them how several trees have fallen back there and come across into their yard. She noted that there was one in particular that needs to be taken care of. FM had a company out to look at the trees and had paperwork. Felt the tree was ok but would be taking a core sample to check further.

It was discussed that there are sprinklers in the berm but haven't been on in years to water the trees and bushes. Daron said he would have the FM maintenance person check on them.

Another Claridge homeowner in attendance told of how he was back there walking and came across a couple of people shooting up and they grabbed a bat and wanted to know what he wanted.

Daron mentioned the possibility of a third row fence. Discussion followed regarding re-enforcing the fences that are there. Deanna noted that they are at

the end of the berm and have had continual problems with their fence being kicked in and their dogs getting out because of this and that people were going into their back yard to cut through and that beer cans had been found on their deck.

Daron said FM does call Pierce County Sheriff's when there are issues and that we need to do this also.

Margaret (our past HOA president) talked about the recorded document with Pierce County. FM is to maintain the berm perpetually and suggested that since they are not doing this we as homeowners needed to attend the Pierce County council meetings and complain about the issues. Said this was something she had done in the past and saw some results. Heather mentioned that she had reached out to Dan Roach's office and had spoken to an assistant and made them aware of this and other issue of lot one in our neighborhood and was waiting to hear back.

It was brought up that FM needs to have no trespassing signs and sign a form for the PC Sheriff's to be able to do something about the people trespassing, more than just asking them to move along.

FM would like to have a lot enforcer but at this time it is not a possibility.

The squeaky wheel gets the oil. We as a neighborhood need to keep notifying FM about the issues. Daron's email is daron.maygra@stores.fredmeyer.com.

District manager of FM is Mike Wadsworth.

Heather walked the berm with Daron on Wednesday 11/8/2017 and was able to point out the issues to him.

Financials:

Greg made a statement about the dues increase to \$175.00 before Heather presented the 2018 proposed budget. Explaining the reason for the increase.

After the proposed budget was reviewed by all present, the homeowners saw that we have been operating at a loss of over \$2,000 a year for the past several years. And that even with an increase in our dues to \$175.00 a year we would still be running at a loss. After further review and a discussion with those present,

several homeowners asked why we couldn't increase the dues to \$200.00 a year. Everyone in attendance felt that we did need to increase them more. But due to the timing of the year and that letters would need to go out to notify all homeowners and the need to schedule another meeting regarding the matter of a further increase it was decided we would continue with the increase of dues to \$175.00 and noted that we would be increasing them again in the future. Everyone was in agreement with this.

The question was raised as to what J&M does for the HOA that we pay them for. Heather answered the question as follows:

- Manage the communication with homeowners.

- Management of our financials.

- Preparing documents and attending the HOA board meeting every other month.

- Driving through the neighborhood to check for violations of our CC&R's.

- Sending out notices to homeowners.

- Work with Attorney on letters, liens, etc.

The budget was approved and the ballots were filled out, signed and turned in.

Open Forum:

Lot 1 –

Heather gave an update about speaking with the Auction Company. They wouldn't give her any real answers but was told it is supposed to go up for auction again soon.

Discussed the pros and cons of boarding up the house to keep homeless and thieves out of the home since the home is in disarray from people breaking in.

Heather has emailed the County Code Enforcement office and is waiting for a case number.

After review of the CCR's the board feels we have the right to board up the house to correct the violations, everyone was in agreement.

Motion to allocate \$1,000 to get the supplies needed was approved and Greg said he would get them.

It was decided to have the PC Sheriff come out and clear the house before the work party to board the house up.

Work party set up for Saturday November 11th.

Walkway Fence –

The fence is still down and needs repair. Heather has a new handyman who is to be coming out to fix.

Ken brought up the possibility to put a gate up at the path entrance so that only homeowners can access our neighborhood through the path. It would however have to have some sort of lock that all the homeowners could unlock for access. The Board will need to research the legal options regarding this.

Board Members –

Greg announced that we would like some more board members to help with the HOA. Several responded saying they would like to join the board and those in attendance approved.

New board members per approval are as follows:

Christy Prest

Becky Carlson

Deb Bicknell

Shannon Watters was not in attendance but told Christy Prest via phone that she would like to be a board member too.

The meeting was adjourned at 8:44pm.