

Oakview Heights Homeowners Association

Budget Ratification and Community Meeting- 9 November 2011
Roy Community Center

Call to Order: 7:10pm, 9 November 2011

Roll Call: William Llewellyn, President

Angela Vendetti, Vice President

Laurie Shackel, Treasurer

Attached sign in sheet for community members in attendance.

Minutes:

Minutes from the October Board meeting were not read. Approval of these minutes will be taken at the next scheduled Board meeting.

Approval of Vouchers: None

Administrative Announcements:

Meeting Documentation & Minutes: This meeting is a public meeting that is subject to the provisions of the OHHA CC&R and the WA State RCW. All comments will become part of the public record.

Meeting Agenda: The published agenda will be followed as closely as possible in an effort to be respectful of all attendees time and to afford maximum participation.

Oakview Heights Website: The OHHA website has a new webmaster, Mr. Don Yates, and has been updated.

December 2011 Board Meeting: The December 2011 Board meeting has been cancelled for the Christmas and New Year Holidays.

Fire Hydrants: Fire hydrants in the community are to be a bright yellow color. Any resident who has painted their hydrant is in violation of Pierce County codes and NFPA regulations.

Annual Meeting: The 2012 Annual Meeting and Board elections will take place on Tuesday 8 May 2012 beginning at 7:00pm in the Roy Community Center.

2012 Budget Ratification:

The 2012 proposed budget was sent out via first class mail to all residents OHHA and was available in hard copy prior to the meeting. Several community members asked for clarification on proposed budget items and how figures were determined. No changes, additions or deletions were recommended for the proposed 2012 budget. The 2012 budget was approved unanimously by voice vote by all OHHA residents in attendance.

Future Planning Considerations:

Mr. Llewellyn spoke to the community about looking toward the future to meet the repair and maintenance issues that must be addressed. Current annual assessments do not adequately cover the increasing cost of repair or replacement of roads, fences, storm drains, increasing vandalism, and common areas. Several ideas were presented to help meet these needs such as increased community participation, and projected incremental HOA dues increases between 5-7% annually, and special assessments in addition to the annual dues to cover unanticipated costs or budget shortfalls.

Currently, the largest and most expensive project is the repair and sealcoat of all OHHA roads. The current estimate is in the neighborhood of \$47,000.00 not including tax. Current OHHA reserve fund is approximately \$38,000.00. Based on current budget projections OHHA will put approximately \$4,000.00 per year into the reserve fund. While putting off the roads is possible for a year or two, the cost will not go down and the deficit between cost and reserves will not be completely be closed. There is also the issue of building up our reserves quickly enough once they are expended in order to meet all other maintenance requirements.

Several community members asked why a professional management company was necessary and if the funds to pay for management could be put toward future projects. Mr. Llewellyn replied that the use of a management company was in the community's long term best interest specifically because they were able to provide a level of continuity, expertise, and resources previously not available under self management. The core issue is who from the community was willing to volunteer their time and resources toward

the management of the Community for the long term. While the elimination of the management company is an option, it is not an option that will not be considered by the current Board.

No formal decision or resolution came from these discussions. The Board will work to address these issues and continue to inform the community.

Other Matters for Board Consideration:

Several community members complained that the new 30' tall 250 watt street lights did not adequately illuminate the entrance to the community.

Inquiries were made as to why the trees were removed from the side of the hill leading up to lot 1. These trees were growing at enough of an angle that the downward force during inclement weather presented a potential liability to the community if they fell into the street causing property damage and /or injury.

Next Meeting:

10 January 2012 7:00pm

Meeting Adjourned:

9:35 pm

A handwritten signature in black ink, appearing to read 'William Llewellyn', with a long horizontal line extending to the right.

William Llewellyn, President:

AGENDA

Oakview Heights Budget Ratification & Community Meeting

Roy Community Center

November 8, 2011

7:00 PM

1) CALL TO ORDER

2) Administrative Announcements:

- a) Meeting Documentation and Minutes
- b) Meeting Agenda
- c) Oakview Heights Website
- d) December Board Meeting- CANCELLED
- d) Annual Meeting - 8 May 2012, 7:00pm Roy Community Center
 - 1) Board Elections

Fire Hydrants
man hole covers.

3) 2012 Budget Ratification

- a) Overview
- b) Public Comment Period
- c) 2012 Budget Vote

4) Future Planning Considerations

- a) Roads
- b) Annual Dues

5) Other Matters for Board Consideration

6) Closing Comments


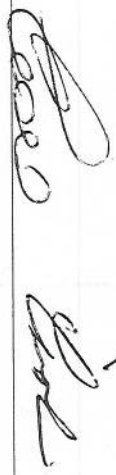
- a) Treasurer
- b) Vice President
- c) President

7) ADJOURNMENT:

Oakview Heights Homeowners Association

SIGN IN ROSTER
8 November 2011

ADDRESS	INITIALS	NAME (PLEASE PRINT)
8010 29 th St	HL	Llewellyn, William
19212 78 th Ave. S.	BS	SHERTZ, DAD
29208 80 th Ave. So.	E.H.K.	EARL H. DICERSON SR.
1911 29 th St.	LRS	Laurie Schackel
8215 29 th St	JM	Kath Middleton
29211-85 th Ave S	SRA	Coc ARIES

ADDRESS	INITIALS	NAME (PLEASE PRINT)
29200 79th Ave S Roy WA 98580	VMM	Vicki L. Myer
29206 79th Ave S	ZC	Tim Hill
29310 80th Ave S Roy WA	J-	Jan Ness
29302 Both Ave S.	DL	Derek Colonna
Roy WA 98580		Hans Kensler
29303 79th Ave S	KS	Kunda S Johnson
29302 18th Ave S Roy WA	DL	
29315 81st Ave S	DM	Gregory G. Moore

ADDRESS

INITIALS

NAME (PLEASE PRINT)

8207 29th Ave S. S. Roy

ALL

ANNE & VAUGHN

29313 78th Ave S. Roy

DM

DAVID & JULIE GARABATO

29307 78th Ave. S. Roy

JEM

JUDY E. METZ

	<u>2011</u> <u>Budget</u>	<u>2011 Yr. End</u> <u>Projection</u>	<u>2012 Budget</u>
Ordinary Income/Expense			
Income			
Assessments/Dues Income	20,750.00	18,600.00	20,750.00
Allowance for Doubtful Accounts			-2,000.00
Interest Income	195.00	95.00	95.00
Interest on Overdue Balances	0.00	8.00	
Late Fees	0.00	40.00	
Lien Charges	0.00	150.00	
Total Income	<u>20,945.00</u>	<u>18,893.00</u>	<u>18,845.00</u>
Expense			
Administration			
Bank Service Charges	0.00	12.00	0.00
Insurance			
Directors Liability Insur	2,200.00	2,200.00	2,200.00
Licenses and Permits			
Licenses and Permits	50.00	10.00	10.00
Management			
Management	5,460.96	4,065.38	5,460.96
Meeting Expenses			
Annual Member Mtg Refreshments	0.00	33.27	35.00
Meeting Facility Expense	0.00	80.00	360.00
Postage and Delivery			
Postage and Delivery	157.00	219.80	225.00
Legal and Lien Recording Fees			
Legal and Lien Recording Fees	350.02	400.00	350.00
Reserve Study			
Reserve Study	349.00	349.00	0.00
Supplies/Copies			
Supplies/Copies	300.00	180.00	200.00
Taxes			
Taxes	50.00		70.00
Website - domain registration			
Website - domain registration	24.98	24.98	25.00
Total Administration	<u>8,941.96</u>	<u>7,574.43</u>	<u>8,935.96</u>
Common Area Expenses			
Backflow testing	0.00	65.00	65.00
Entrance Lighting Project	2,500.00	3,810.58	
Landscaping	2,100.00	3,400.00	3,400.00
De-icing	300.00	400.00	400.00
Storm Drain Cleaning	0.00	0.00	250.00
Equipment Repairs	0.00	276.60	
Fence Repair	0.00		150.00
Roads	0.00	437.20	200.00
Stop Sign Repairs	0.00		150.00
Repairs - Other	692.12		600.00
Electricity	346.00	135.00	300.00
Water	369.00	370.03	380.00
Total Common Element Expenses	<u>6,307.12</u>	<u>8,894.41</u>	<u>5,895.00</u>
Reserve Fund Contribution			
Reserve Fund Contribution			4,014.04
Total Expense	<u>15,249.08</u>	<u>16,468.84</u>	<u>18,845.00</u>

2011 Budget	2011 Yr. End Projection	2012 Budget
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Bank Account Balances

Reserves	33,612.00	
CHASE Operating	4,377.00	
BECU Savings	1,624.00	

SEALTECH ASPHALT INC.

10611 CANYON RD E #347
 PUYALLUP, WA 98373
 (253) 536-8633
 (253) 536-3866 FAX

OAKVIEW HEIGHTS HOMEOWNERS ASSOCIATION
 8211 292ND ST. SOUTH
 ROY, WA

JOB AND SITE ADDRESS

Terms	Rep
NET 30	KIM

Date
08/11/2011

Item	Description	TOTAL
ASPHALT REMOVE & R...	APPROXIMATELY 4,311 +/- .SQUARE FEET OF ASPHALT WILL BE SAWCUT AND REMOVED. CRUSHED ROCK WILL BE ADDED AS NEEDED. 3" OF CLASS B HOT ASPHALT WILL BE INSTALLED AND POWER ROLLED AND COMPACTED TO GRADE. EDGES WILL BE SEALED WITH DURAFILL. ***NOTE: ASPHALT R.R. IS ESTIMATED AT AN AVERAGE 3" DEPTH. IF THE ASPHALT DEPTH IS GREATER THAN 3 1/2" DEPTH A CHARGE OF \$1.00 PER INCH, PER SQUARE FOOT WILL BE ADDED TO THE FINAL INVOICE. IF THIS BECOMES APPARENT, YOU WILL BE NOTIFIED IMMEDIATELY.	16,511.00
CRACKFILL	APPLY HOT DURAFILL TO LONG LINEAR CRACKS APPROX. 5750 LR. FT. ALL DIRT AND VEGETATION GROWING IN CRACKS WILL BE REMOVED. CRACKS WILL BE FILLED WITH DURAFILL - A SELF-LEVELING HOT APPLIED JOINT SEALANT	3,622.50
CRACKFILL	CRAQCKFILL BETWEEN CONCRETE DRIVES AND ASPHALT - APPLY HOT DURAFILL TO LONG LINEAR CRACKS APPROX. 1,550 LR FT	976.00
SEALCOAT PREP	AREA TO BE SEALCOATED WILL BE CLEANED USING A TENNANT SWEEPER, POWER BLOWERS AND WIRE BROOMS. (COST OF SEALCOAT PREP INCLUDED IN COST OF SEAL COATING.)	0.00

IT'S SEALTECH'S POLICY NOT TO BEGIN WORK ON ANY PROJECT WITHOUT A SIGNED AGREEMENT WITH OUR FIRM.

TOTAL NOT INCL. TAX

Sealtech Signature _____ Customer Signature _____

SEALTECH ASPHALT INC.

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 PUYALLUP, WA 98373
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 (253) 536-3866 FAX

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 8211 292ND ST. SOUTH
 ROY, WA

Terms	Rep
NET 30	KIM

Date
08/11/2011

Item	Description	TOTAL
SEALCOATING	APPROX.206,515 +/- SQ FT OF ASPHALT WILL BE SEALED WITH 2 COATS OF ARMOR SEAL A-100 ASPHALT SEALER. ARMOR A-100 ASPHALT SEALER IS AN INDUSTRIAL-STRENGTH ASPHALT SEALANT DESIGNED TO SEAL PORES IN THE ASPHALT AND PROVIDE A SYMMETRICAL BLACK FINISH. THE FIRST COAT OF SEALER WILL BE APPLIED WITH SQUEEGEES TO WORK THE SEALER INTO THE PORES TO ENSURE ADHESIVENESS. THE SECOND COAT WILL BE SPRAYED ON BY MECHANICALLY-DRIVEN SP300 TO PROVIDE A SMOOTH, EVEN FINISH.	24,781.00
MISC WORK-WS	CHARGE FOR EXTRA BARRICADES TO SPLIT ENTRANCE ROAD	550.00
	Sales Tax	0.00

IT'S SEALTECH'S POLICY NOT TO BEGIN WORK ON ANY PROJECT WITHOUT A SIGNED AGREEMENT WITH OUR FIRM.

TOTAL NOT INCL. TAX \$46,440.50

Sealtech Signature _____

Customer Signature _____