

**Compton Green Homeowner Association
Annual Meeting
Tuesday, June 14, 2017**

The CGHA Annual Meeting was called to order at 6:34 PM at Cherry Crest Elementary School.

The current members of the board present were introduced by the President, Ray Reass: Carol Leyton (Vice-President), Leeds Gulick (Secretary), Dan Conti (Treasurer), and Christine Garnett (Member at Large).

Roll Call and Certification of Proxies

The secretary noted that members representing 21 lots signed in and that a quorum was achieved. It was also noted that 20 proxies were received. Every proxy voted for each measure (dues, budget and board elections).

All members were asked to sign in and to also sign the school facility waiver.

Pam Gunther reported that she did not receive the meeting mailing.

2016 Annual Meeting Minutes

The minutes of the 2016 Annual Meeting were unanimously approved with no changes.

Treasurer's Report

The Treasurer's report, which was mailed to the membership for the annual meeting, was summarized. Expenses came in lower than the previous year, though more was spent on landscaping, steps and drainage. Legal expenses were lower.

120 of 121 lots have paid 2016 dues. One lot has become current on past dues, including interest.

Income for the year was \$20,413.71, significantly higher than budgeted due to past dues being paid.

Chipper service will be included in the budget for in 2018.

\$1,200 was transferred to the maintenance fund, but only \$36 was earned on the CD's in the fund.

Pam Gunther suggested that a portion of the maintenance fund be put into a mutual fund to increase earnings. A discussion ensued with concern over the possibility of loss, more work for the Treasurer, and amendment of bylaws. An unofficial finance committee will be formed to consider the possibilities.

A motion was unanimously approved to continue the dues at \$140 per CGHA lot or tract.

A motion was unanimously approved to accept the budget for the next fiscal year.

President's Report

Chipper

The chipper processed tree and shrub debris from 45 or 46 lots over two days. One homeowner reported being missed. Some suggestions included longer notice, picking a consistent day and having volunteers haul debris out to the street for those who have trouble doing so.

Two piles of chips were left at trail head at lot 27 and two at lot 97. The chips will be spread on trails by volunteers the coming weekend and there will be a pizza party after. A flyer will be posted.

President Ray Reass received an email from Susan Carter who was concerned about the slipperiness of chips. Chips will not be used on steep trails. Jessica Atherton and Chuck Kimbrough suggested smaller chips.

Email Blast System

One third of households are on the email blast system. A push is needed to get more people on the system. Care is being taken to not post too often.

Web Page

President Ray Reass said that the CGHA web page created by David Simmons is now on line at www.cgha.us. The website has the bylaws, CCR's and links to City, County and other pertinent organizations. Meeting minutes will be added at some point in the future.

John Roche was asked to take down information with lot numbers. He declined, maintaining that information he posts is public.

Board

President Ray Reass reported that Leeds Gulick and Carol Leyton have served out their terms and thanked them for their service. Christine Copper was elected and Ray Reass was re-elected to the Board.

Roche Legal Action

President Ray Reass opened discussion on the Roche legal situation by explaining its history. The case is based on a lien on tract G, which was sold three years ago, for non-payment of homeowner association dues. John Roche sued CGHA and CGHA counter-sued as did Chuck Kimbrough. The next court date is September 21st.

John Roche maintained that the originally platted trails should be re-opened, Chuck Kimbough is involved for the money, CGHA wants money but isn't doing its job by re-opening trails, the situation creates second-class citizens in the neighborhood, some people are charged dues by home or tax parcel rather than by lot, he has been obstructed from receiving documents, he has not been convicted of assault as published in the minutes, he is not interested in selling Tract F, nobody will tell him where he is wrong, the Architecture Committee is strict because of him,

wrong things have been done to he and his family, his children “took a beating” from other neighborhood children overhearing their parents, no dues would be needed if homeowners did their own maintenance, the Annual Meeting notice was late, King County statute 22034 lists duties of the Board, and he did not receive spreadsheet showing back dues and interest.

President Ray Reass expressed doubt about John Roche’s assertions and explained that the court date on September 21st is simply about the money John owes the association plus legal fees. He said that the Board offered to compromise, but John rejected this. John continually extends his argument to trails and other areas that have nothing to do with the case. Ray explained that unused or unmaintained trails revert to the landowners under the CCR’s and that many of the trails originally drawn were never created or maintained in the first place.

Treasurer Dan Conti asked John Roche what needed to be done to satisfy him. John said that we need to meet and work it out. Dan responded that John has had 25 years to do this.

Joe Atherton expressed appreciation for the work of the volunteers on the Board.

John Roche was handed a spreadsheet showing the amount he owes.

Trees

Jessica Atherton reported that the Architecture Committee, consisting of Jessica, Qun Li and Marcia Reass, has made progress with tree policy updates and hopes to have proposed CCR changes to submit by the end of the summer.

The ACC is concerned with untended lots and that it is in everyone’s interest if lots are tended. Some lots have long grass and downed branches, etc. They will try to make people aware. Treasurer Dan Conti suggested volunteers to help tend lots.

Jessica said that removal of 45 trees, mostly dead, have been approved. Three trees were removed without approval, there are two fence requests and one shed request, and one house remodel is requesting an expanded footprint. “Structural modifications”, which include footprint and exterior changes require ACC approval.

President Ray Reass said that 90 trees have been taken down by the Crick’s. There is a replanting requirement and the Board will follow up with the city. The Board did not want to take on a new legal case while dealing with the Roche situation. A cease and desist created a 6 to 8-week delay, but the Board opted to not go to court a second time. Jessica Atherton said that this is why we are improving the CCR’s where trees are concerned and it will make explicit the power the HOA maintains it already has to control tree removal.

Gil Mor stated that the Cricks were within their rights according to the CCR’s and that the Board should not spend effort on things not in the CCR’s. We should not shame people we are not in agreement with. Gil claims to know people who support the Cricks.

President Ray Reass said that almost all Compton Trails homeowners were against the Crick tree removal in a petition and Jessica Atherton said that Compton Green had 60 to 70 signatures against and only 1 or 2 for.

Roberto Cittadini expressed his concern for the protection of the character of the Compton Green neighborhood.

Roche Legal Action Reprise

John Roche maintained that a 1996 survey concluded that most homeowners wanted all the trails opened, but the Board resisted. He asked how the Board explains \$4,500 in legal fees on \$140. Treasurer Dan Conti said that the spreadsheet provided to him was private and that CGHA spends money on legal fees to protect itself from John's actions. John stated that the statute of limitations is six years.

John Creighton expressed his appreciation for the cleaning of the drainage system near Tract C.

The CGHA Annual Meeting was adjourned at 8:04 PM.

Leeds Gulick, Secretary