

# June 2021 HOA Meeting Minutes

Thursday, June 10, 2021  
6:19 PM

Compton Green Homeowners Association

2021 Annual Meeting

Meeting Date: Thursday, June 10, 2021

Time: 6:30 PM

Location: Zoom Meeting

Board members attending:

Ray Reass, President

Jeff Brown, Treasurer

Cristine Cooper, Secretary

Chloe Wratten, Vice President

Members attending: 23

Proxies received: 4

Call to Order. 6:34 pm

Roll Call and Certifications of Proxies

Approve Annual Meeting Minutes from June 11, 2020. John Roche disputes 121 tracks and claims 127 tracks. Jeff noted that he sent an email documenting 121 lots per King Country. The President did not address this for the meeting minutes and instructed John to raise as new business. Meeting minutes otherwise approved.

## Treasurer's Report

The Treasurer's Report and FY 2022 budget was distributed to the homeowners prior to the Annual Meeting. Income and expenses are not expected to change materially between the date of the Annual Meeting and June 30. Net Income for FY 2021 came in under the planned deficit of (\$18,633) reducing the cash surplus to just over \$85,000. The Board proposed to keep the dues for FY 2022 the same as last year with a planned deficit for FY 2022 of (\$23,378), after factoring in a 20% contingency. HOA dues of \$50 per lot for FY 2022 and the 2022 budget contained in the Treasurer's Report were approved.

HOA dues and 2022 budget were approved

## ACC Report

21 requests. 19 were approved. 6 cases of activities without seeking ACC approval

Ray encouraged members to contact the ACC when doing something outside, the ACC members are a wealth of information

## President's Report

Trail Maintenance. Tract C improvements for drainage in 2021

- Entry Areas Status on NE 36th ST. Mulch, light repairs, plants trimmed and signs were cleaned
- Spring/Summer Cleanup Effort. Chipper will arrive 6/14/2021
  
- Status of Compton Green Email Blast System. Currently we have 113 contacts representing 90 lots. We continue to encourage members to get on the system to reduce the paper and postage for the HOA. Ray thanks Dean Kato

Compton Green Web Page. Maintained by Dave Simmons.

Directory. Chloe expects to send out an updated directory in July.

#### New Business and Member Comments

- Chuck Kimbrough suggests making changes to bylaws and Ray will follow-up with him for more details. The process is to draft the changes and bring the changes to the membership for approval at the next meeting.
- Question about the chipper. Ray explained that the branches should be placed along homeowners property.
  - Yan Li requested chips for her property

John Roche complained about the lack of responsiveness by the Board and again raised the issue of 121 lots vs 127 lots. The diagram that John Roche attached to his email appears to be the original plat filed by the developer (1967?). Since then the lots were sold and developed. In 6 cases (lots 51, 77, 80, 113, 116 and 121), more than one lot was combined into a single developed property, so that there are now 121 lots which are shown on the recorded subdivision map of King County. Each lot has its own parcel number and Tax ID, which is what has been historically used by the Board for dues assessments. We believe that is the correct approach.

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Adjournment 7:15pm