

Compton Green Homeowners Association
Minutes of Annual Meeting
Weds, June 12, 2019 Cherry Crest Elementary School, Bellevue, WA

Current Board:

President: Ray Reass

Member at Large: Ann Grismore

Treasurer: Jeff Brown

Secretary: Brian Trenbeath (filling in for Cristie Cooper)

Call to order at 6:37pm by Ray Reass

Roll Call and Certification of Proxies

15 proxies - 22 people present and 4 board members

32 of 121 homes/properties represented

Ask Eva Amani discuss the 'higher' Bridle Trails Community Club club

This year is 10th anniversary of the event - August 13th

Discusses "Bridle Trails Night Out" - inviting all of us

They will be delivering fliers to our mailboxes

Eva discusses the kind of things her Bridle Trails wide group does

Support services

Active politically

Advocate for the neighborhood - not an HOA

Costs \$20 to be a member - mostly just to claim having paid members.

Want to go from 200 currently to 2000

Is one of the members of the "One Bellevue" organization

Best way to get in touch bridletrailscmmunity.org

Approve the annual meeting minutes from June 11th, 2018. Approved

Treasurer's Report

- The treasurer's report, which was mailed to the membership for the annual meeting, was summarized. Proposed keeping annual dues at \$140. The note in the report that it may

be \$150 depending on property tax appeal, is resolved. Since the appeal went in our favor, the treasurer recommends keeping the annual dues at \$140.

- In brief, the City assessed at Track B at \$190K and the HOA appealed. The HOA owns Tracks A, B, C and D. Track C is the largest
 - Took back down to \$190 ? - confirm number
 - Currently expecting a \$1500 refund (approximately)
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- We have some CD's generating income, and dues
 - Treasurer covered our list of expenses
 - Total income ~\$16k going in, ~\$16k going out
 - Reserve fund has more than enough to cover anticipated problems. We have roughly \$80k
 - Want to come up with some capital improvements to spend some of the \$80k
 - Asking the membership to help come up with ideas for this
 - Question about the chipper - costs \$2500 every 2 years. To discuss later in meeting
 - Treasurer recommended to keep the dues at \$140/year and presented budget
 - Vote on proposed dues of \$140/lot of tract - approved
 - Vote on proposed 2019-2020 budget. Approved.

Architectural Committee Report presented by Jessica Atherton

- Brief introduction of the ACC, and what its role is.
- Busy year, double normal activity
- Recommends contacting ACC with anything related to potential permit issues, and they can help.
- 2 properties took down trees without ACC nor city permits
- Also one homeowner built a treehouse at the front of the yard
 - Working with them to mitigate and a replanting plan to screen/mitigate impact
- Mentioned Access to trail issue
 - Approached by homeowners of 106, they took down some trees and want to erect a fence. But wanted to put the fence across the trail.
 - Been in use for a long time - leads to the school.
 - They want to put a fence to block it and they have been telling people, incorrectly that it is private property
 - Our lawyer has countered that it is a public trail due to the fact that it has been used that way for 40 years
 - Several folks discussed how they use that trail.
 - We have not heard back after our lawyer has responded, and there is currently no fence
 - Some praise for the homeowner for his other lot improvements
- Question about what we, as the HOA, should do to keep us all better informed about the state of things (CCR, trail situation, etc..)
- Our website is cgha.us

- Acknowledge HOA has not done as good a job about welcoming new people in a disciplined, comprehensive matter. Want to improve this.
- Ray comments - Most of the actions of the ACC happen in response to being contacted by someone hearing chainsaws or the like. And when the ACC shows up, the person is often not aware of the rules or has a different interpretation. So the ACC goes and looks and evaluates.
- The ACC has also met with the city several times to discuss how difficult the city permitting process is

President's Report

- Recognizes 2 former board members
 - Dan Conti - former treasurer
 - Christine Garnet - former VP
- Trail maintenance - entry area status
 - Wants to get input about what, if any enhancements to our entry areas would be desired
 - Need to do some landscaping and repair, potentially as well
 - Discussed some of the current issues with the entry ways, such as
 - The entry on 134th is just sad - lights broken, broken letters, etc..
 - South entrance (130th) - has some bricks and stuff for a sign, that is still sitting there
 - Discussed low maintenance
- Chipper Discussion
 - Had a lot of branches come down this year. Discussion regarding how to handle the debris.
 - Let it decay
 - Make it look nice like the botanical gardens
 - Coming on June 18th
 - Normally we have it every 2 years, but it could be done annually if there is a need
 - We will be taking the chips away this time, as the last attempt to use the chips on the trail has mixed results.
 - Chipper company happy to leave 1 or 2 loads
 - Discussed how the last set of chips were too coarse and that we'd like to use 'finer' chips are more desirable
 - If you want them let the ACC know, otherwise they are being taken away
 - Noted that some tree companies are willing to deliver chips for free
- Compton Green Email Blast system
 - Not everyone on it, not everyone knows about it
 - Of the 121 lots we have, 54 lots are on the email blast system
 - Added 5 more after an analysis

- The more we use this, the less we have to do physical mail and it is a cost we could do somewhere else
- We will look at it this year
- Suggestion to be very explicit about how we are going to use it when we are asking people to sign up
- Compton Green Web Page - cgha.us
 - Almost no one know about it, and less people use it
 - It went down for 2 days
 - Maintained by David Simmons on a volunteer basis
 - This it has
 - bylaws
 - CCRs
 - ACC letter
 - Board meeting notes
 - Annual meeting notes
 - Court documents
- Court actions in 2018-9
 - Since 2015 - we have had 3 legal situations where we prevailed a legal opinion
 - There is a total of ~\$42k since 2014 in legal fees
 - Discussed the various legal actions since 2014 and their costs
 - Currently have a case with the Roche's regarding the sale of Track G
 - Latest step was in superior court
 - Discussed the ruling, summation of which is we accrue ~\$28k
 - Went into a breakdown of what fees and payments and rulings arrived us at this number.
 - 30 days to appeal expires tomorrow
 - No one indicated they will appeal, including John Roche
 - If there is no appeal, there are no other pending legalities.

New Business / Members comments

- Regarding contacting consent from the ACC. Some people skip this because the HOA has no penalties when they skip this.
 - Noted that the city has the ability to penalize home owners for not getting the proper permits. Any member of the community can contact the city for questions or concerns regarding permit enforcement.
 - Discussed whether the HOA and ACC should enforce penalties or update the Bylaws to have greater penalties.
 - Discussed the costs associated with actually having and trying to enforce penalties
 - Discussed some various known infractions of CCR's throughout the neighborhood

- The ACC does not patrol for enforcement, they are responding to inquiries from the community
- The outcomes of the discussion was the suggestion is to start with neighbors trying to start a conversation with neighbors, then involve ACC, then involve the board. No changes to the approach of the ACC or the Bylaws was recommended.
- Is there an icecream social this year?
 - Don't know.
 - Will ask Nancy to see if she will do it. We have a \$120 budget for it

Adjournment at 8:01pm

Brian Trenbeath, Acting Secretary