

Minutes for Compton Green Board of Directors Meeting

Time: **6:30 pm**

Date: **May 16, 2023**

Zoom Video Conference

Board members present: Ray Reass, Chloe Wratten, Jeff Brown, Joshua Yanchar

Other noted attendees: Susan Carter (ACC), Marcia Reass (ACC), Phillip Streit (ACC), Christine Garnett, Oliver Arbey, John Roche

Call to Order at 6:32pm

- *Approve prior Board Minutes of May 17 2022, prepared by Secretary (Cristie Cooper):*
Minutes approved as written.

- *Recruitment of Board Candidates – Ray Reass*

Board is recruiting for Secretary position; Architectural Control Committee (ACC) have recently recruited Phillip Streit and would like a 4th member for the ACC team. Both positions are targeted to be ready for voting approval at the next Compton Green HOA Annual meeting.

- *Budget Formulation for 2023/2024 – Jeff Brown*

Jeff's treasurer's report was shared with those present and represented expenditure for the year to date, expected expenditure to end of June 2023 and a proposed 2024 budget.

Jeff reviewed the year's income from Dues and interest:

Dues: at this time, all but 3 Lots have paid - Lot 2 (dues expected as part of sale closing), Lot 7 and Lot F.

Interest: \$7 accrued last year.

The balances in our 2 accounts as of today are \$32K in the Checking account and \$50K Capital Reserve currently invested in 13-month CD account (expected yield of 4.5%). This will contribute to our next fiscal year income.

The high cash amount held is due to past requirements to cover legal costs. Recent past year Dues amount of \$50 per Lot have reduced the cash amount held.

Homeowner Christine Garnett suggested a discussion be started as to a longer-term spending plan, where/how this money could be spent, suggesting improvement of the physical beauty of the community. Jeff welcomes input from homeowners on what we can do to improve our community.

Jeff reviewed the year's expenses of \$12,500.

Based on projected income and expenses Ray and Jeff proposed a revised annual dues amount of \$100 per Lot.

Homeowner Christine Garnett voiced that accountability was more important than keeping dues at the same rate. Suggested an explanation and historical chart showing past 5 years dues amounts be shared with members.

Homeowner Phillip Streit (via chat) suggested a compromise between \$100 & \$160, allowing for a cushion and consistency from year to year.

The Board agreed to recommend \$100 for the 2023/2024 year at Compton Green HOA Annual meeting in June.

- *Payment of Dues using Zelle – Joshua Yanchar*

In response to feedback from Homeowners wanting ways to pay Dues other than check, Joshua has set up a Compton Green Zelle account using cghaemail@gmail.com. Homeowners will be able to pay dues from their bank account using Zelle. Payments will be deposited directly into the Compton Green checking account.

DRAFT until approved at 2024 Board of Directors meeting.

Zelle was chosen as other options e.g. PayPal charge for transactions and were deemed insecure in comparison. The sender and recipient are very clear in the transaction and there is a field to add Lot No. Instructions will be provided to homeowners.

- *Updates:*

- 1) *Compton Green Email Blast System – Ray Reass*

Of the 121 lots, 108 are signed up to the email blast system. Ray and Chloe are trying to get the remaining 13 lots signed up. All emails are sent out as blind BCC.

- 2) *Web page for Compton Green – Ray Reass*

David Simmons (past homeowner) has agreed to continue to maintain the Compton Green web page <https://cgha.us>. Recent changes have been made to the page. Past Annual minutes etc. will be listed along with other relevant public information for homeowners. Ray noted that the directory will not be shown on the website. Any suggestions for the page are welcome.

- 3) *“Keeping Compton Green” Project – Christine Garnett*

The cadence of the newsletter changed from monthly to quarterly as from 2023. The KCG team don't get any feedback from the newsletter so will do a survey to find out if homeowners see any value in the newsletter. Next project event is scheduled for early June to clean up two areas on the community trails. Low volunteer signup for this event at this point.

- *Architectural Control Committee (ACC) Report*

Marcia Reass presented the past year's ACC activity, 13 requests related to tree removal, 4 fencing, and 1 house remodel plan review.

Bellevue City currently looking at amendments to tree canopy code. One notable change is that you must get a permit from the city to remove any landmark tree (diameter of 24" or more).

- *Review of Trail Markers, Compton Green Entry Areas on 130th Ave NE & NE 36th St, Kiosk Repair – Ray Reass/Chloe Wratten*

Trail Markers: were replaced two years ago. Some require another layer of paint.

Compton Green Entry Areas on 130th Ave NE & NE 36th St: Lot G's property developer has agreed to us placing our 2nd Compton Green sign on the forefront of Lot G and has offered to provide power to allow lighting.

Currently awaiting for "go-ahead" from developer.

Kiosk Repair: 3 kiosks are currently being repaired and 1 kiosk roof will be replaced.

- *New Business*

Homeowner Susan Carter raised concern of the speed of cars in our neighborhood. Something needs to be done - possibly speed bumps. The board will go to the city to ask for police presence and/or investigate options.

Homeowner Christine Garnett asked for a status update on Lot 111's tree topping.

ACC stated that the homeowner has agreed to put in 3 new trees. The board and ACC will try to ensure the homeowner mitigates the problem as she agreed, though ACC & Board are limited by our CC&R's.

Christine Garnett voiced that our CC&R's are old and it may be time to review some of them, adding that all homeowners must be conscious of their actions that impact the beauty of our environment. Preservation of our community's biggest asset must be clearer to homeowners.

The Board asked Christine Garnett to speak at the Annual Meeting as a member of our community on this matter. The Board will initiate talks with Chuck Kimbrough re CC&R changes.

Jeff Brown noted that CCR's can be amended at any time by an affirmative vote of 75% of the association members present at the meeting.

Noted Chat Comments: John Roche noted that he believes the lot count of 121 is wrong. His assessment is that there are 127 lots. The Board uses a count of 121 Lots based on current King County Property records.

- Board Meeting Adjourned at 7:40pm.