

# Compton Green Homeowners Association

## 2023 Annual Meeting

### DRAFT Minutes

Meeting Date: **Monday, June 12, 2023**  
Time: **06:30 PM** Local time  
Location: **Zoom Online Meeting**

Board members attending: Ray Reass, President; Jeff Brown, Treasurer; Joshua Yanchar, Member-at-Large  
Members attending: 13 (including Board members)  
Proxies received: 7 [Lot 58, Lot 69, Lot 81, Lot 93, Lot 100, Lot 103, Lot 107]

1. Call to Order at 6:30pm
2. Attending board members introduced and welcome to CG Board Secretary candidate Jason Shapiro
3. Roll Call and Certifications of Proxies
4. Approve draft Annual Meeting Minutes from June 12, 2022: Minutes approved.
5. The Treasurer's Report was prepared based on figures through to May 2023. The report was distributed to members as part of the meeting packet.

Jeff reviewed the 2022/2023 income & expenses. Total expenses came to \$12,586 against a budget of \$19,360. A new invoice for entrance lighting of around \$3,200, brought the FY 2023 Net income to approximately \$3,100. Expenses for 2024 FY are estimated at \$14,742. Current Capital Reserve CD investment should add \$2,500.00 to 2024 income. Based on projected low Net income loss and using our capital reserve to cover any contingencies if required, the Board recommends \$100 per Lot as annual dues for fiscal year 2024.

- a) Vote on Proposed 2023/2024 Budget: Approved (9 voted 'yes' and 7 'yes' in proxies; 4 in-person didn't vote)
  - b) Vote on Proposed Dues of \$100 per Lot: Approved (9 voted 'yes' and 7 'yes' in proxies; 4 in-person didn't vote)
  - c) Dues Payment by Zelle: Joshua Yanchar advised members that Zelle is a service provided via your bank. Compton Green is registered under our email address [cghaemail@gmail.com](mailto:cghaemail@gmail.com). There is no charge to transfer money. The system will confirm that you are attempting to send money to CG. Members are asked to put their Lot # in the memo field which will allow the board to easily attribute your payment. Email blast will be sent out with instructions. This is in response to homeowners asking for another way, other than check, to pay dues.
6. Marcia Reass presented the ACC Report. The report was distributed to members as part of the meeting packet. Current committee members are Susan Carter, Marica Reass & Philip Streit. They are looking for another member for their team. Anyone interested in volunteering please contact any member of the team. The past year the ACC had 24 actions including 14 actions involved tree removal and several cases of fencing / privacy panels.

Highlight notice to members is that the City of Bellevue is currently reviewing Bellevue's Tree Canopy rules and regulations. No date yet as to when the changes will go into effect. An example of what may or will change is: the size of tree you will need a permit to remove (currently any tree over 8" diameter must have prior approval from the City of Bellevue).

7. President's Report:
  - a. Trail Maintenance – Keeping Compton GREEN project hosted a trail clean-up event on 3<sup>rd</sup> June. Christine Phillips advised 18 volunteers helped clean up two sections of our community trails. Viewed as successful trail maintenance and a good social event. Hoping for more volunteers at the next event.
  - b. 130<sup>th</sup> Entry Areas Status: awaiting approval from the owner/developer of Lot G to place sign outside Lot G, our preferred location. Initial discussions were positive, but the developer is moving very slowly and the completion date is unknown. Christine Phillips raised questions whether the landscaping and lighting for this area were in next year's budget and if independent lighting or solar could be done. Ray and Jeff

confirmed that the 2024 landscaping budget and our contingency reserves allow for this work to be done and it would be possible to get PSE to put in a new line if Lot G rescinded their offer to provide electricity to the site. Christine suggested that since the developer was taking so long to finish, we separate from Lot G and focus on getting the sign done elsewhere. Ray noted there was previously an agreement with Lot 112 to place the sign on their Lot, but the area needs cleaning up. Christine volunteered to clean up the area. Based on this Ray advised that we will go to plan B and commence locating the sign on Lot 112, adding that it has been approximately 20 years since a sign has been up at the 130<sup>th</sup> entrance.

- c. Chipper: came today, Monday 12<sup>th</sup> June. Marcia Reass suggested that a survey be taken next time to assess how many homeowners are using the chipper service.
- d. Status of Compton Green Email Blast System: used for sending out important notices. 108 lots are currently signed up. Aim is to have 100% of lots signed up as its easier, cheaper, and quicker to get information to homeowners.
- e. Compton Green Web Page: the web page has been recently updated. David Simmons (past HOA resident) agreed to continue payment and maintenance of the site.
- f. "Keeping Compton Green" Program: Christine Phillips reviewed reason for project's focus on retaining the tree canopy and enhancing beauty of our environment through education. The aim of the newsletter is to provide information to help homeowners know what is good or bad for our forest environment. Feedback from homeowners on the quarterly newsletter is wanted, Christine will survey this Fall to see if the effort is worthwhile. More volunteers for the project are wanted, anyone with an interest in horticulture or publishing or who wants to help organize events for our community is asked to join.
- g. Voting on new Board member Jason Shapiro as Board Secretary: Approved (8 voted 'yes' and 7 'yes' in proxies; 5 in-person didn't vote)

#### 8. New Business & Members Comments:

Ray advised that the next discussion was raised by John Roche, owner of Lot F, on the topic of Lot numbers. The Compton Green board believe we currently have 121 lots in our community. John believes it is 127 lots. John displayed a map of Compton Green (dated September 1967) on which he had highlighted the trails as at the 1960's and written and circled the number 127. John asked via chat message which map Compton Green Board are using. Ray advised that the board is using the King County parcel viewer map which shows 121 Lots. John asked via chat message if it was recorded. Ray responded that as it is from King County it was recorded. Joshua Yanchar addressed the number of trails now vs the map that John had displayed by reading the CG Declaration of Covenants and Easements and Agreements, page 9, regarding trail usage and ownership. The trails that have not been maintained under these agreements do not constitute a continued obligation for the Board. John voiced that in the beginning it was residences/ houses that had to pay dues. John stated that the only recorded map of Compton Green is the original one from when the neighborhood was first plotted out and is the only map that matters, and it doesn't matter what the assessor's office is doing/states. John cited the original title documents stating that it overruled any other changes. He claims that any homeowner who owns more than one of the original lots (per the first map) should be paying dues on each lot. He stated that he owned Lot G and purposely subdivided the lots leaving the buildable Lot G and unbuildable Lot F. John is unhappy that Compton Green wanted separate dues for Lot G and Lot F and yet wont charge dues for 5 homeowners he claims have ownership on more than one lot. Ray stated that the board and John have had this discussion over the last 10-12 years and have had to agree to disagree. Ray stated that the original map has been superseded; Joshua voiced that the map has changed as the county recognized plot changes. John claimed that you cannot change the original plot map recording. John confirmed that he no longer owns Lot G as from 2014.

Joshua muted John 3 minutes before the meeting reached 1 hour to allow anyone else to raise any comments. John continued to voice his views on the lot number topic and felt that the board was protecting 5 lots. Ray advised John that the board does not agree with his view on the number of lots.

#### 9. Adjournment: meeting adjourned at 7:28pm