

DRAFT until approved at 2026 Annual Meeting

Minutes for Compton Green Homeowners Association Annual Meeting

Time: 6:30 pm

Date: June 11, 2025

Zoom Video Conference

Attendees: Ray Reass; Jeff Brown; Susan Carter; John Roche; Ann Bishop; Bobte; Nancy Massingill; Roberto Cittadini; Ed Strisower; Meg Huang; Joshua Yanchar; Pamela; Dean Kato; Martin Bacon; Julia; Carol Leyton; Bryan Leyton; Savio Woo; Dan L; Au Woo; Chloe Wratten

Number of Proxies: 6 (Afzar Moazzam, Sandra Ledbetter, Meg (MingHwa) Huang, Kenneth Bottini, Jim Judge, Bryan Leyton, Monika Hall, Debbie Dimmer, and Jeffrey Albert)

Call to Order at 6:32 p.m.

- Ray Reass confirms that a quorum is satisfied with 15 members present and six proxies.
- Vote on 2024-2025 Minutes: Passed
 - 15 attendees vote “Yes”
 - 0 attendees vote “No”
 - 6 out of 6 proxies vote “Yes”
- Treasurer’s Report
 - Since the Report was developed, the HOA received additional dues payments, so there are only two missing—and the last one (Lot F) is expected to be delinquent. The HOA will continue to earn interest against unpaid dues as a lien on the property until the dues are paid.
 - The Report reflects a net income of \$2,300. This does not include the recent chipper costs. The HOA incurred two chipper costs, primarily due to the bomb cyclone, which resulted in an additional ~\$2,700 in costs (After tax). This leaves the HOA just over budget by about \$247.
 - The HOA has two accounts:
 - (1) A capital reserve account in a CD. The current CD expires in August and has a 4.9% interest rate. The current balance of the CD is \$54,802.10 which doesn’t reflect the interest - which isn’t payable until August, so it doesn’t show up on the income. (The HOA has estimated interest of \$2,400 which is about right for the fiscal year.)
 - (2) A checking account to which dues are added and expenses are subtracted, and that amount should come out about even. We start with about \$24,000 and we ended up with around \$25,000.
 - The proposed budget is essentially the same as last year. We didn’t have expenses for kiosks, but we put in \$2,500 for kiosk repair and replacements.
 - So the budget now calls for annual dues payment of \$100. The dues were approved by the Board in May and now up for approval by the owners tonight.
 - Ray Reass notes that the HOA is in a good financial position. The HOA likes to have two years of operating expenses, and the HOA does not need \$75,000 to operate.

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- Special thanks to Jeff Brown for his service as Treasurer over the last five years. It's a demanding job with activity each month, and he's done a great job.
- If HOA payments are made via Zelle, please wait until July 1 for accounting purposes. Checks can sit till July 1.
- Vote on Proposed Dues of \$100 per Lot: Passed
 - 19 attendees vote "Yes"
 - 0 attendees vote "No"
 - 6 out of 6 proxies vote yes "Yes"
- Vote on Proposed 2025-2026 Budget: Passed
 - 19 attendees vote "Yes"
 - 0 attendees vote "No"
 - 6 out of 6 proxies vote "Yes"
- ACC Report
 - There is a new ACC Form for people to submit projects, which requires everyone to get a permit from the City of Bellevue. The HOA wants to see the approved City of Bellevue permit before granting ACC approval.
 - The ACC opened a dedicated email account for members to use to contact the ACC and submit forms.
 - The ACC provided a summary of the ACC's work in the past year.
 - The ACC calls for volunteers to support the ACC work.
- President's Report
 - Trails
 - Trails are being maintained. The bomb cyclone destroyed a portion of Track C and the area between Track B and C. A good number of trees came down, and they were handled pretty quickly to get the trails back up.
 - Thanks to Martin Bacon as well as Darrell Tanner who comes in to help at really no cost, and we're fortunate to have these volunteers who are willing to help without pay.
 - There are piles of chips. Over the next two weeks, they will be put on trails and there will be some clean-up. Most if not all of the chips will be on Track C at the end of 127th Ave NE.
 - Kiosks
 - No work was done on the kiosks this year, and the HOA is looking for a handyman. There is an interest to update three kiosks each year.
 - If there is moss on top of your kiosk, please scrub and clean it off.
 - Chipper
 - Due to the bomb cyclone, the HOA hired chippers twice this year.
 - The chip quality is great and will be distributed along Tract C.
 - Email blast system
 - The email system is working and it is used for the annual meeting, boarding meeting, and updates to the community.
 - HOA Website
 - The website is down but the HOA will try to get that resolved in short order.

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- Speeding in the Community
 - The HOA can get a speed monitor to tell people how fast they're going for two weeks. The HOA had one in the community before. The HOA needs to know where to put it and it needs a source of electricity to work. The HOA will notify our neighbors in Compton Trails when that is installed.
 - The community doesn't have and doesn't want sidewalks. The HOA wants to keep this a rural community.
- Middle Housing and Compton Green Impact
 - There's a lot of concern regarding "middle housing". The HOA does have CC&Rs which are structured such that the community can only have one building on a single lot. There is no interest in updating the CC&Rs to allow for multi-unit housing.
 - If members have concerns, they should submit concerns about middle housing to the Bellevue City Council.
 - The HOA will look into whether the City of Bellevue can require multi-unit housing despite the HOA CC&Rs.
- New Business & Member Comments
 - Watermain
 - The City is bringing in larger pipes into the area for better water pressure and to modernize the piping system. There are fire hydrants in Compton Green.
 - Street lights
 - The City is installing brighter LED lights and is not replacing the lighting panels. PSE has agreed to install panels around the lanterns going forward but will insist on using LED lights. The City is state they only have white LED's so cannot match the current yellow light in our neighborhood. The HOA is speaking with the City to create a more cohesive look in our neighborhood.
 - A light pole is down after the bomb cyclone and it has yet to be replaced. Bellevue is replacing the pole and it will no longer be wood but likely a brown concrete.
 - Street repair
 - This is part of the watermain replacement.
 - It will likely be only patching asphalt - not complete repaving - but it is unclear.
 - Volunteers
 - Please raise your hand if you would like to volunteer to participate on the Board and the ACC.
- Vote to install Ed Strisower on the Board: Passed
 - 20 attendees vote "Yes"
 - 0 attendees vote "No"
 - 6 out of 6 proxies vote "Yes"

Annual Meeting Adjourned at 7:40 p.m.