

DRAFT until approved at 2025 Board of Directors meeting

Minutes for Compton Green Board of Directors Meeting

Time: 6:00 pm

Date: May 7, 2024

Zoom Video Conference

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

Other noted attendees: Susan Carter (ACC), Olivier Arbey, Bryan and Carol Leyton, Jimmy Li, John Roche, Meng Zhu, and Phillip Streit (ACC)

Call to Order at 6:05pm

- Approve Prior Board Minutes of May 16, 2023
 - Board minutes are approved by vote; no objections recorded.
- Budget Formulation for 2024/2025 – Jeff Brown
 - We have interest on \$50K in capital.
 - It was put in a CD and earned about \$2,500.
 - It is a 13-month CD which expires in June 2024.
 - We will look to see if we can get a 4.5-5% interest rate on the CD.
 - We have budgeted another \$2,500 in interest.
 - Dues are budgeted for \$100 per unit, the same as last year.
 - Total income of \$14,600.
 - Proposed budget for next year will be at the same level or slightly increased.
 - We came in under budget on kiosks, landscaping over budget (which will be addressed by landscaping committee, although related to reconstruction of wall and entrance on the South side).
 - Miscellaneous expense numbers are based on actual financials through April 2024.
 - Fiscal year runs through end of June 2024, so there may be additional items incurred in the budget, including under Miscellaneous expenses (e.g., for Zoom).
 - Jeff Brown proposed adopting the FY 2025 budget with dues being the same as last year. We expect to receive \$12,000 in dues and another \$2,500. We will come in at a slight decrease but have operating reserves of about \$52,500 and operating capital in the checking account of about \$25,000.
 - Proposal to increase the kiosk budget, which is for the mailboxes.
- Outstanding Dues for the current year – Jeff Brown
 - We are one unit under budget, lot F – which is consistently delinquent and will create a lien on the property for dues and interest.
 - Almost 50% of people paid for dues through Zelle. For those who do Zelle, do not make the payment for next fiscal year beginning July 1 until July 2nd for accounting purposes.

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- Updates:
 - *Compton Green Email Blast System – Ray Reass*
 - 121 properties have been included on email blast system, which is all but one (with good reasons).
 - *Web Page for Compton Green – Ray Reass*
 - The web page is up and running. It is a great resource for HOA information and appears to be working well.
 - *Status of “Keeping Compton Green” Project – Ray Reass/Chloe Wratten*
 - “KCG” was active for at least 1.5 years but it appears there are no longer volunteers to help run the project, so it has slowed down.
 - The last activity from last year, around June, was a trail clean-up; and that was quite successful. However, after the summer, there wasn’t enough members volunteering to help run the project.
 - In the future, there was an interest in helping homeowners understand trees.
 - “KCG” also helped with organizing social meetings. Hopefully, someone in the annual meeting will be interested in championing some social events to have people meet together in person.
 - *Review of Trail Maintenance, Trail Markers, Compton Green*
 - Ray and Chloe took walks throughout the community
 - **Kiosks.**
 - We have 27 kiosks and 3 need to be repaired in this cycle, although there are others who can use some clean-up.
 - We should ask members that if there is moss on the roof, they should clean it off in order to help give them a longer life. All roofs will eventually be changed to something that is longer-lasting and will look better.
 - **Trail Markers.**
 - Trail markers require another coat of paint. There are 7-8 separate trail markers.
- Entry Areas on 130th Ave NE and NE 36 th St and Kiosk Repair. – Ray Reass/Chloe Wratten
 - The entry areas have taken a few decades but the Compton Green sign is on the entrance of 130th Ave NE. For the 130th entrance, we do not have lights, like the entrance on NE 36th St. The estimate is about \$2,500 to install lights. There is a question whether or not we need a PSE, or can we use solar lights.
 - We need to keep up the maintenance and ensure our assets are maintained and approved.
- Speeding in Compton Green – Ray Reass

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- Most complaints are that people from Compton Trails are speeding. So there are options to consider.
- Option 1. Maintain status quo.
- Option 2. Call the police, although they are unlikely to come.
- Option 3. Road bumpers were installed years ago and subsequently pulled out due to homeowner complaints. We can ask the city to evaluate speed bumps and ask them to put it in.
 - Bryan Leyton – Most people didn't want them because of brakes screeching. There has never been a pedestrian accident, and speed bumps are terrible. They were installed about 20 years ago and people made petitions. Only three people didn't sign the position of Compton Green and Compton Trails.
- Option 4. We can bring in signs showing the speed limit or signs reflecting the incoming car's speed, although it may be difficult finding somewhere to place them as homeowners likely would not like those on their lawns.
- ACC Report
 - Architectural Control Committee Actions 2023-2024 Reporting is displayed.
 - Nothing unresolved in the moment.
 - There are a number of items where approval was not initially requested from the ACC.
 - In the future, people should make requests for actions taken through the ACC.
 - Whenever you are changing the landscaping or exterior of your property, it is better to provide notice to the ACC.
 - The ACC would like two more people to join the committee.
 - Jingran Wang has volunteered to join the ACC and hopefully someone else can join as well.
- New Business
 - John Roche Concerns:
 - Board vote to waive 14-day notice period requirement. Vote is approved.
 - Concern raised regarding there are 127 lots. Response is that there are 121 lots based on tax registry and by plots maintained by the state of Washington. John, the objector, who refuses to pay dues claims that it should be something different. The Board goes by the King County parcel viewer record.
 - Plan for June 11th annual meeting and get the blast system and all documents required to prepare for that.
 - Motion to adjourn the meeting. Motion is approved.

Board Meeting Adjourned at 6:53pm