

**DRAFT** until approved at 2025 Board of Directors meeting

**Minutes for Compton Green Homeowners Association Annual Meeting**

Time: 6:00 pm

Date: June 11, 2024

Zoom Video Conference

Attendees: Ray Reass; Chloe Wratten; Jason Shapiro; Joshua Yanchar; Susan Carter (ACC); John Roche; Olivier Arbey; Nancy Massingill; Dean Kato; Pamela [last name omitted]; Nancy Kimbrough; Martin Bacon; Phillip Streit (ACC); Jingran Wang; Martin Bacon; Mike Toelle; Yan Li; Jimmy Li; Gavin Roach

Number of Proxies: 9 (Afzar Moazzam, Sandra Ledbetter, Meg (MingHwa) Huang, Kenneth Bottini, Jim Judge, Bryan Leyton, Monika Hall, Debbie Dimmer, and Jeffrey Albert)

Call to Order: 6:03 pm PT

- Vote on 2023-2024 Minutes: Passed
  - 12 attendees vote “Yes”
  - 0 attendees vote “No”
  - 9 out of 9 proxies vote “Yes”
- Treasurer’s Report
  - 2023/2024 Budget Execution
    - Total income for this year is estimated at \$14,500
      - Out of 121 lots, 120 lots are current on their dues
      - Payment of HOA dues through Zelle has been successful
    - Fiscal position is healthy with the following finances:
      - a CD has \$52,000 which matures on June 17th at a greater interest rate (now looking for a CD with an interest a rate of >5%);
      - a savings account has over \$200; and
      - a checking account has about \$25,000
    - Insurance and landscaping are the lion’s share of costs; we have a loss as of May 22nd is about \$500 and the expectation is to have about \$2,500 as a loss which is planned
    - Given the healthy fiscal position, we can keep dues at \$100 per lot
  - Vote on Proposed 2024-2025 Budget: Passed
    - 15 attendees vote “Yes”
    - 0 attendees vote “No”
    - 9 out of 9 proxies vote “Yes”
  - Vote on Proposed Dues of \$100 per Lot: Passed
    - 15 attendees vote “Yes”
    - 0 attendees vote “No”
    - 9 out of 9 proxies vote yes “Yes”

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- ACC Report
  - Tree Cutting
    - If you cut trees down or remodel, in most cases you should contact the ACC (before cutting trees or before work on your project begins)
    - Even if you're unsure, we can come out and look to see what you'd like to have done
    - Some people did not contact the ACC prior to beginning work, only submitting requests to the ACC after the fact (which is not advisable). For all construction related work, permits and permission had been granted by the city prior to starting the projects
- President's Report
  - Kiosks
    - HOA identified certain kiosks in need of repairs; the plan was to upgrade three kiosks per year to maintain our budget for kiosks; we currently have 27 kiosks so all 27 would be supported over a 9 year period; this financial period we're looking to upgrade 3 mail kiosks
    - We ask that community members clean out debris on their kiosks when they pile up to help with maintenance
  - Entry Areas
    - Entry at NE 36th St: We have lights that work there, and they're on a meter and set to come on at dusk and turn off at light
    - Entry at 130th: We're speaking with the same company and they gave an estimate of \$2,500 to install lighting, but that estimate is over two years old, and at the time, the HOA didn't have certainty if the sign would be located by Tract G or further in - and it ended up being further in (on the adjacent lot).
    - HOA has received positive comments on the new entry sign at 130th
  - Trail maintenance
    - Trails are being maintained, people are using them, and people appear to be enjoying the trails
  - Chipper Discussion
    - People want the chipper according to the feedback we receive, and we'll continue to support that
    - It's cheaper if we keep the chips so they don't charge us for getting rid of them. We decided to keep the chips and if we can't get a party to put them out, we can get our landscaper to put the chips on the trail
    - We normally have the chipper in June, so we may want feedback to decide whether or not this is the right time for the chipper;
      - Member Comments: June and August timeframe is acceptable; other times can work as well
      - HOA Decision: July or August of next year is when chipping will take place
    - Member Comments: big chips create a concern for walkability; and some members do not want the chips on their trail

- Compton Green Email Blast System
  - This is a success. It's easier to communicate via PDFs rather than via physical mail, and it's also cheaper and quicker
  - All but one person is on the blast and that person has a good reason for not being on the blast and we send hard copies of those notices to that member
- Compton Green Webpage
  - A former member of Compton Green is still paying and maintaining the webpage. We see no reason to change ownership of the webpage so long as he's willing to manage it
- Keeping Compton Green Project
  - Last 2 years there's been a "Keeping Compton Green Project"
  - This was a group project but we lost members, so we don't have enough people to keep the project going
  - We are hoping to put the old newsletters onto the website and distribute them with helpful tips and tricks
  - If anyone is interested in getting involved or volunteering in any capacity (e.g., social or trail maintenance), contact the HOA Board and we'd love the help
  - Now, the Project is on hold until we can get more volunteers
- Speeding in Compton Green
  - We had a speed bump (located on 129th Ave. NE between NE 34th Pl. and NE 35th Pl.) that didn't last long because the city took them away after a lobbying campaign by members of Compton Trails and Compton Green.
  - One member reported that 99% of people were against the speed bumps
  - Question is whether people want speed bumps, or alternatively, we can ask the Bellevue Police to come and slow people down - because people do speed on 130th Ave. NE (apparently en route between Compton Trails and 130th Ave. NE - NE 36th St./129th Ave. NE).
  - The HOA can contact members of the neighborhood who are seen speeding to ask them to be mindful of their speed in the neighborhood
  - Members who reported cars speeding and not stopping at "Stop" signs, as well as an issue with no sidewalks for use, proposed placing signs and distributing letters regarding speeding, and also proposed an LED speed monitor to advise people about their speed
  - Ray Reass and Chloe Wratten will investigate how we can make changes to reduce speeding, including support of the police with police presence
- New Business & Member Comments
  - Proposal to update the regulations to institute penalties for non-dues payers
  - Recommendations on the Board website from members on local vendors, like arborists and construction providers

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- Adjournment
  - Motion for adjournment and seconded

Board Meeting Adjourned at 7:04pm PT