

Minutes for Compton Green Board of Directors Meeting

Time: 6:30 pm

Date: May 13, 2025

Zoom Video Conference

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

Additional attendees: Susan Carter (ACC), Olivier Arbey, John Roche, Phillip Streit (ACC), Ed Strisower, Brenda Kasper

Call to Order at 6:33 p.m.

- May 7, 2024 Minutes for Compton Green Board of Directors Meeting
 - Ray Reass moved to approve the Minutes.
 - Minutes are approved with zero objections.
- Ray Reass calls for new candidates to volunteer and join the Board if anyone is interested.
- Treasurer's Budget Report
 - Jeff Brown is turning over the Treasurer's duties to Ed Strisower.
 - As of the date of the Report, the HOA received \$11,700 in dues. There are three units which have not paid HOA dues, although one of the units have paid since then. One unit is traditionally delinquent, so we are realistically looking at \$12,000 in HOA dues. A collection agent is expected to collect the balance by the end of the fiscal year.
 - The landscaping budget is \$4,000. However, we spent \$4,345, including \$2,500 in chipper costs. We'll probably have a second chipper brought in later in May and the cost will go up about another \$2,500, but in this event, we likely will not have a second chipper next year, barring another extreme weather event.
 - The ~\$50,000 capital reserve is kept in a 13-month CD with a 4.9% interest rate, so the reserve will likely be closer to \$54K-55K based on that interest.
 - The liability insurance rates went up this year by about \$1,000. (We don't have common property that requires separate insurance.)
 - The HOA did not incur expenses for kiosks this year, but expecting expenses next year, the Treasurer allotted \$2,500 for it in next year's budget.
 - Landscaping consists of \$2,500 in chipper costs (excluding the chipper to come around May 28, 2025).
 - Miscellaneous expenses are primarily the Zoom subscription which Chloe Wratten maintains.
 - The Treasurer budgeted \$300 for any social event.
 - Property tax is incurred for tracks which are not buildable and is nominal in amount.
 - The Treasurer changes tax preparers due to lack of responsiveness, and because this is a straightforward HOA return, taxes should be nominal and the tax preparation fee is \$600.
 - Utilities are relatively minor, consisting of the electricity for the two entranceways and the draining fee from the City of Bellevue.
 - We traditionally budget \$1,5000 for Legal, which is the minimum we can expect in the event of attorney support.
 - We are presently \$2,310 below budget, although we expect at the end of the fiscal year (June 30), we will be around or above the budget because of the second chipper in May.
- Treasurer proposes \$100 for annual HOA dues.

- This represents no change from last year, and expect an income of \$14,500, assuming a reasonable CD rate when that is renewed in August. There is a relatively constant checking account of \$24K-25K, as well as a CD in an amount about \$54,500.
- Ray Reass moved to approve the HOA dues.
- All Board members vote approving the new dues amount.
- Agenda
 - Email blast system
 - The email system reduces administrative cost, works well, and is efficient.
 - Zelle payment option
 - The HOA receives 50% of dues by Zelle.
 - A reminder would be shared to not send dues for next year in advance of July 1st for accounting reasons.
 - Checks can be sent but not deposited before July 1st.
 - HOA Webpage
 - David Simmons manages our web page - it was down for a while.
 - This represents his voluntary contribution to an area he liked and wants to continue to support us until he is unable.
 - This is greatly appreciated. We're interfacing with him and thanking him for his contribution
- ACC
 - The City of Bellevue requires everyone in Compton Green receive City approval, so it is no longer specific to larger property owners.
 - Not everyone submitted the Form to request approval to take down trees. If it is an emergency, you can take down a tree but must still get City of Bellevue permit after the fact.
 - We will recommend people work with the ACC; they are knowledgeable and can help people with their home projects.
- Compton Green Entrance Areas
 - The NE 36th Entrance
 - The lighting is working at the entrance with no problems in the last 1.5 years.
 - The 130th Ave. Entrance
 - The entryway looks well done, with new bricks and professional work done.
 - We may want to add lighting for that entryway and may be able to use solar lighting (which is less expensive than PSE laying a line).
 - There is not a lot of vegetation to block the home from the sign, so the HOA is considering installing some foliage (with homeowner approval) to serve as a screen behind the sign and provide greater privacy to the homeowner.
- Kiosks
 - The HOA tries to rotate attention to the kiosk over a three year period.
 - The HOA asks people who use the kiosks to clean off the roof occasionally to avoid moss.
 - Preventative maintenance can help save money for the HOA.
- Trees on Track B
 - We need permission from the City of Bellevue.
- Barriers By Lot 35 and 36
 - This area is a cul de sac that the HOA blocked off about 30-40 years ago.

- There is an interest in being able to remove the barrier in the event of an emergency as an alternative entrance/exit.
 - The City came to the barrier two weeks ago and cleaned the barrier in order to allow it to be removable. (It had rusted and required malleting to remove.)
 - The City was responsive, they did the work, and we don't have brand new barriers, but the barriers can come down easier than before now.
- Community Comments
 - Brenda Kasper raised a question regarding the middle-housing amendment and whether the HOA has laws exempting the HOA from increased density. There is language in the CC&Rs which limit multi-unit housing (confirming Compton Green is a single family residence zone only), but there is a question regarding whether or not that remains enforceable.
 - Joshua Yanchar raised a question regarding the light poles. Chloe Wratten has contacted PSE, and PSE manages the light poles as well as the lights.

Board Meeting Adjourned at 7:28 p.m.