

Windsong Plat Homeowners Association

Windsong Plat HOA
Resident Meeting

September 14, 2019 3:30 at Renton Highlands Library

Board: since there was no one taking minutes at the meeting, I've created this draft. Please review, make any changes (or replace entire document) and send back to me so I can file these minutes. One note made by President was lack of records. I'd like to work with you to ensure we keep all relevant documents in the future. Wayne Glover – Protocol Property Management.

DRAFT MINUTES FOR REVIEW BY BOARD

Called to Order at 3:30

Attendance

- There were 19 residents and 12 proxies Total 31. There was quorum.
- The President and Vice-Presidenti both announced their resignations effective immediately.

President's Presentation Summary

PowerPoint presentation made by President (not available to Protocol). Some key points from presentation:

- 1) Summary of Work Completed:
 - Handrails on steps near playground were installed.
 - Park signs were replaced.
 - Manufacturer's label explaining the rules of the play set was installed on play set.
 - Pressure washed the pergola roof and seat near the clubhouse.
 - Irrigation repaired – Costs were higher than planned. Two valves had to be replaced.
- 2) Monument Repair
 - President received 3 bids for the work. The bid President supports is \$8K and would clean and repair cracks in the wall and replace all the caps. some residents expressed concern regarding the cost. Residents asked for vote on spending the money.
- 3) Miscellaneous:
 - President wants to return any money that residents have as a credit. Send credit to residents after 2nd half payment.
 - President reported there were about \$4k in legal fees. Most associated with the lien on a house. (Review by Protocol found (as of August 2019) the legal fees were \$5,585 total and \$3,507 charged back to owner.)

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- President mentioned there aren't a lot of records
 - President discussed creating a baseline of ACCs by retroactively asking residents to submit ACCs for work previously done. (No vote or decision)
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Vote for Board: Four people submitted their name for board member: Chung Ha, Deepak Sawhhney, Kerbad Palkhivala, and Chris Letterer

Vote taken, and all four residents were elected. The residents are now the board. These four will hold a meeting and determine their respective roles.

Architectural Control Committee (ACC)

Three residents: Marcie Yturraspe, Debbie Hancock, and Winnie Epstein volunteered for the ACC. The board and this committee will determine how the ACC will be managed in the future.

Comments from Residents

- Considerable discussion about past decisions (e.g. fence) and process. Resident asked about fence replacement completed by previous board – there was a question regarding if a vote was taken to install the fences. Concern about spending the money to replace fence around people's homes. Person said he was the board president when this happened, and a vote was taken and passed to spend the money.
- Person raised issue that not everyone has DCCRs.
- Person raised issue about not liking the style of meeting. People want time to raise questions.

Resident Roundtable

- Person noted people drive too fast in the neighborhood.
- Person raised issue of wanting notice of property inspection.
- Person raised issue of less frequent and more consistent inspections.

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The following (repeated here verbatim) was submitted by President in email to Protocol on 9/15:

The follow-up items from the meeting:

- **Prepays** – the new board can figure out how these should be handled and next steps - discussed at the meeting and the verbal consensus was to refund once 2nd half dues are paid in full to those homeowners with a remaining credit
- **Monument Repair Work** – the new board can decide next steps and if this work should move forward, it also sounded like they wanted additional information and the homeowners want to vote on this work/cost - Shannon can communicate the message to the monument repair service provider
- **Emergency Access Easement Chain and C-clamp** – damaged/broken and will need to be fixed/replaced (this was raised at the meeting by several homeowners)
- **New Board Email Address** – provide new email address for forwarding of email sent to the current WingsongPlatHOA@outlook.com mailbox – I will forward emails to Protocol (where not included) and allow them to forward onto the new board email address – once provided I will forward directly to the board email address. I will delete this email account at the end of September.