

# Poulsbo Place II Homeowners Association Board Meeting of September 27, 2016

Welcome and Introductions: The meeting of the Board of Directors of the Poulsbo Place Homeowners Association was called to order at 4:00pm by Board President Vicki Cunning. The meeting was held at the home of Board member Susie Watts (19361 Willet Lane, NE).

Introduction: Vicki Cunning made introductory remarks with an overview of the meeting processes and procedures for guest questions.

Quorum Established: Attending Board members present were: President Vicki Cunning, Treasurer Susie Watts, Drew Botti, and Secretary Matt Lyons. Vice President Kent Salo was absent /excused due to work commitments. A quorum was established.

Approval of Minutes of Prior Meeting: The minutes of the Board meeting of August 23rd, 2016, distributed electronically prior to the meeting, were approved.

## Officer Reports

### Treasurer:

The Treasurer provided an update on the current financial status of the Association. One homeowner is in arrears, and has been for several months. Efforts to contact her by mail, phone or in person have been unsuccessful. Letters have been returned, or unclaimed. The treasurer will make additional attempts, and if unsuccessful, a lien will be placed on the home.

### Secretary:

The Association web site continues to be a successful media for communicating with our homeowners. Scott Wistrand continues to be the web site director and is doing a wonderful job.

### Projects Update:

Landscaping & Irrigation: The Board met with representatives of the City and the developer on September 26 for a full walk-thru of the HOA properties in reference to the Association's landscape, trail, and irrigation claim against the developer. The developer will prepare a response and submit it to the City. Additional updates will be provided to the Homeowners as they develop.

Hillsider 50: Plans for remediation of the collapsed parking lot at Hillsider 50 have been provided to the City by Rupert Engineering (the firm hired by Hillsider 50). The City has tentatively approved the plans, subject to minor revisions. Our consulting Geo-Tech Engineering firm, Aspect Consulting, has reviewed and approved the plans.

### Community Compliance Inspections:

Susie Watts provided an update on the status of actions taken on recommendations to homeowners made as a result of community compliance inspections made during the spring by HOA Community Solutions. 41 letters were sent to homeowners in May noting compliance issues. In

August, 14 second notices were mailed out to homeowners. Currently only 4 homes still need to come into compliance with the CC&R and Rules and Regulations.

Some homes have vehicles parked in driveways with the vehicle extending into the street. This is a violation of City fire regulations. Homeowners will be reminded of the requirement to be sure that all roadways are completely free of parked vehicles.

#### Rules and Regulations:

There was a discussion of matters relating to the Association Rules and Regulations. The Board felt a need to review the Rules and Regulations for completeness and currency. A Special Meeting was scheduled in October for the purpose of updating the Rules and Regulations.

#### Old Business:

Speedbumps and Road Sealing: The Board discussed this issue and voted to defer action until Spring 2017. Drew Botti will have a current estimate for the project available by March 1, 2017, with plans to complete the work shortly thereafter.

#### Questions/Concerns from Homeowners:

Harold Frombach enquired about the dead tree on Hillside 50 property that may likely fall in a future storm. The Board has contacted the Hillside 50 several times concerning this matter and the owners of Hillside have been non-responsive.

Carol Robbins, a homeowner on Willet, asked if the Association would consider erecting a fence at the end of Willet to stop walkers from cutting through yards on their way to the Hillside 50. There are reports of litter, and noise, as well as non-residents trespassing on PPII homeowners home sites. Two Board members will visit the site to determine the best course of action.

#### Homeowners Attending:

Marci and Garry Willis  
Harold Frombach  
Jack and Linda McBeath  
Carol Robbins  
JoAnn Schlachter

#### Adjournment:

The meeting was adjourned at 5:45pm. The next meeting will be the Special meeting on October 13, 2016 to discuss the Rules and Regulations.

Respectfully submitted,

M J Lyons, Secretary

Approved by the PPII Board at the Special meeting held October 13, 2016

