

Poulsbo Place II Home Owners Association Annual Meeting 2016  
Thursday, March 31, 2016 at Poulsbo City Hall.

Welcome and Introductions: The 2016 Poulsbo Place II Homeowners Association meeting was called to order at 7:01pm by President Carol Winkler. The meeting was held at the Council Chambers of the Poulsbo City Hall.

Introduction: Carol Winkler made introductory comments with an overview of the meeting and the process for guest questions.

Quorum Established: Attending Board Members: President Carol Winkler, Vice President/Secretary Jim Schlachter, Treasurer Susie Watts, members Vicki Cuning and Matt Lyons. Thirty-five homeowners were present. Six proxies were submitted. The quorum was established.

Approval of the Minutes of the 2015 Annual Meeting: The preliminary minutes of the HOA Annual Meeting of 2015 were distributed and reviewed. Motion to approve: Susie Watts; seconded by Vickie Cuning, approved unanimously by the homeowners.

Officer and Committee Reports:

- Treasurer (Susie Watts)
  - General update and status.
  - The Financial Statement for the previous fiscal year was presented and discussed.
  - The adopted budget for the new fiscal year was presented and discussed.
  - The adopted budget for 2016 was ratified.
  - The treasurer discussed the requirement for an annual audit which can be waived by consent of the homeowners. A motion was made by Susie Watts to waive the audit. It seconded by Jim Schlachter. The waiver passed with 89% present voting in favor.

Secretary (Jim Schlachter)

Jim Schlachter presented a PowerPoint briefing on the major issues facing the Association.

Committee Reports:

Landscaping: Vicki Cuning and Matt Lyons discussed issues concerning landscape problems that the HOA inherited from the developer. They include plant, trail, and irrigation failures. The Board will be working with the City to recover funding from the developer to remedy these issues.

Pavements and Speed Bumps: Jim Schlachter discussed the issues of sealing HOA owned roads and installing speed bumps on Scoter Lane.

Architectural Control: Susie Watts discussed the procedures for submitting a request for architectural modifications.

#### Election of Directors:

Kent Salo was elected to a 3-year term.  
Susie Watts was elected to fill the remaining one year remaining on Jim Schlachter's term. Jim is resigning.  
Vicki Cunning was elected to a 3-year term.  
Matt Lyons was elected to a 2-year term.

#### Old Business:

There was a discussion of problems with the collapse of the Hillside 50, as well as issues with Central Highlands Builders, the developer of Poulsbo Place II.

#### New Business:

Division 8: Several homeowners commented on the future of the Division 8 property located on Jensen adjacent to the US post Office. The Board will monitor the situation and keep homeowners informed of any significant developments as they become known.

Home Security: Homeowners discussed issues concerning the need to keep lights on at night to preclude security issues. There have been some reports of thefts from homes in the neighborhood.

#### Homeowner Concerns and Comments:

There was a discussion of the need for more homeowners to volunteer for the Board and other activities of the HOA.

Several homeowners had questions on landscaping services provided by our prime contractor His Hands. Most homeowners were pleased with the landscaping maintenance provided by the HOA.

Adjournment: President Carol Winkler called for adjournment at 8:50pm. The motion was seconded by VP Jim Schlachter. The motion was unanimously approved. The Annual Meeting was adjourned.

Submitted February 21, 2017 by  
M. J. Lyons  
Secretary

Approved by the Poulsbo Place II Homeowners Association at the Annual Meeting  
February 21, 2017