

Winsper Homeowners Association Annual Meeting Minutes

March 6, 2019

Board Members Present:

Lynn Lee - President

Mike Luu - Vice-President

Vacant – Secretary

Management Members Present:

Tracy Conover- J&M Winsper 1 Account Manager

Homeowners Present:

5 (Quorum not met)

Call to Order:

Lynn called the meeting to order at 7:16pm

Agenda:

Introduction of Board Members and Tracy from J&M.

Reviewed 2018 Annual Meeting minutes.

2018 Summary

Discussed that the Valley Vue Settlement was complete and we no longer own Tract H as it has been deemed a Fire Access Point. Should be maintained by the city and have a gate with a lock installed. Winsper still owns Tract G.

Landscape contract was changed from Brightview to Cascade Greens. Small increase but hoping the overall costs will be less. They will be in charge of irrigation and landscape. They have lighter equipment and will not go over the new path.

Phase 1 Path Project is complete. No complaints from anyone and it looks great. The total cost of the project was \$23,684.91. The grant from the City of Renton was \$17,727.00 total which left the HOA to pay \$5957.91. This was due to hard work of the committee within Winsper and the huge volunteer efforts from community members. All money has been replaced into the Reserve account.

Current Issues:

Irrigation System Repair: Cascade Greens will assess the system in April to see if they can get everything up and running.

Dead tree removal: there are 2 known dead trees (by the sport court and Talbot) and a portion of a down tree, that fell from a neighboring property during the winter storms, into Tract D. Lynn will check with Cascade Greens to see if this is in their wheelhouse or get bids from other companies. Homeowner also expressed concerns about the degree of lean over the road of a tree in the common area on the hill on the north side of 32nd Street off Talbot, as well as a decaying tree in the common area next to the path west of the house at 3121 Smithers. Discussion indicated that the homeowner at 3121 Smithers

had not previously wanted anything done with this tree because of the privacy that it provided to their home, but this homeowner will be approached again about this issue.

J&M Management Contract: Lynn explained she has been on the Board for 7 years and Mike for 6 years, they really need other members to step up. Explained they will switch to full management with J&M next year if they are in the same spot. This will include monthly inspections and meetings. For now J&M Contract will remain financials only.

Board Elections: No new volunteers.

Budget:

Delinquent Accounts: There are 5 at this time. One lot has sold but no information from escrow yet. One other lot is in Foreclosure.

Discussed 2019 Budget- not very many changes. Still depositing to reserves as scheduled. Homeowner asked if there was a way to charge more to get things done and have more people show up to meetings. Special assessments were discussed as an option to get reserves higher.

2019 Budget Approval: Budget has passed- no votes against.

Open Forum:

Home Alterations were discussed.

Homeowner asked about what to do about a large dog leaving waste in common areas by mailboxes. Thoughts of placing signs and/or cameras to try to detour the person responsible.

Parking on the main hill has been bad and unsafe. Explained that they are public streets and that they need to call police and keep calling.

Homeowner asked if there was a way to force homeowners to attend meetings. Tracy responded that there isn't a legal way that she knows of but will see if she can find something.

Homeowner wants the Board to look into insurance policy to be increased from 1 million in coverage to 2 million.

Homeowner brought up concerns about the beams around the play structure starting to rot. Board will look into repair.

Adjournment: Lynn adjourned the meeting at 8:30pm

Note: Just after adjournment, homeowner Carl Kiminki approached the board members and volunteered for the third, currently vacant, position on the board. The board voted to appoint Mr. Kiminki to the position.