

Goldcrest Homeowners Association

March 31, 2014 Membership Meeting Minutes

Final

1. Initial Actions

The spring meeting of the Goldcrest Homeowners Association was called to order at 7:10 PM by Chris Rose, President, in the multi-purpose room of Marshall Middle School.

A quorum of the membership was present at the start of the meeting, with 50 households represented in person or through proxy.

Ann Flanagan moved to accept the minutes of the association meeting on November 21, 2013. The motion was seconded and the members approved the motion unanimously.

Chris Rose named and recognized member volunteers for recent activities, including planting 1000 seedlings and other plants. He noted that some dangerous trees have been removed, as well. Other neighbors have donated for shrub planting and organized the annual garage sale. And members continue to serve on the Covenants and Architectural Control committees.

2. Greenbelt Stewardship Plan

Marcus Goodman, a Senior Program Specialist with the Storm and Surface Water utility at the City of Olympia talked about the Stewardship Plan for the Green Cove Basin, which includes Goldcrest. His organization has three goals: flood control, water quality, and habitat and this plan focuses on the third goal, especially aquatic habitat. The City has applied for a grant for protection and enhancement within the basin. This summer will be a study phase, where staff will assess the study area and make recommendations. The relationship with Goldcrest will be collaborative, not regulatory, and will provide assistance, expertise, and decision support for the association and individual homeowners.

Mr. Goodman took questions and a number of greenbelt topics were discussed. The survival of the newly-planted trees was discussed and how to protect them from deer. Chris Rose reported that many have survived and that he and Pete Lindemann have used deer repellent on them.

Members were also interested in how the Stewardship plan activities will help with noxious or invasive weeds in the greenbelt and yards. The control of these plants is a priority of the plan activities, including ivy, holly, and non-native blackberries. Mr. Goodman stressed the value of standing and downed dead trees for habitat.

3. Bylaws Amendments

Chris Rose summarized the four bylaws change proposals and initiated a discussion. The changes proposed were:

1. Amend the board's bid solicitation requirements to "at least three bids."
2. Allow the membership to waive the annual audit by a two-thirds vote in a membership meeting if a quorum is present.
3. Revise the preamble language to reflect changes in city ordinances since the association was formed.
4. Adding a section to the fiscal policy to direct the board to maintain a reserve account, to annually establish a reserve funding amount, to annually update its policy for use of the reserve account, and to maintain an accurate reserve study.

In the event of a Spring membership meeting without a quorum, the audit would be required. Protections for members from inappropriate actions by the board include the annual audit (which is

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automatic and required, unless waived by the membership), the monthly treasurer's report (which is available to members upon request), access to general records (also available by request), and service on the audit committee.

A member moved to approve all four changes to the bylaws. The motion was seconded and the members approved the motion unanimously.

4. Financial Report and Budget

Tony Mailhot briefed the members on the financial situation of the association, with a current balance of approximately \$61,000 and five delinquent accounts, three of which might be resolving. The past year saw the association putting \$10,000 in the reserve account and having a light winter, which meant lower expenses for storm cleanup than budgeted.

Tony also reviewed the proposed budget, which keeps dues at \$325 per lot and allows money for work on the asphalt pathway, surveying and trimming hazardous trees, and renewal of the accounting and landscaping contracts. During the discussion, Tony answered that the association gets good value from the accountant.

Bert Wilkins moved to approve the budget. The motion was seconded and the members approved the motion unanimously.

5. Election of Board Members

Chris Rose explained the composition of the board, which has traditionally been a full seven members, with three a minimum, and noted that more board members mean more capability. Three current members of the board (Chris Rose, Pete Lindemann, and Bob Jones) are stepping down when their terms expire at the end of March, leaving five vacancies.

To fill those vacancies, the board had nominated Simon Calcavecchia and Andy Sokso for two year terms (positions 2 and 4, respectively) and their statements appeared in the newsletter. Madelaine Smith volunteered for a two year term (position 6). Bruce Livingston and Karen Huff also volunteered to serve the final year of two unfilled terms (positions 3 and 5, respectively).

A member moved to accept the five nominees to the board. The motion was seconded and the members approved the motion unanimously.

6. General Discussion

The focus of the remainder of the evening's discussion was about the several apparently abandoned properties in Goldcrest. Bob Jones and Chris Rose began the discussion by outlining the several cases of empty homes and what the board has done thus far. Each empty home in the development has a lien on it for unpaid dues. Some of the homes have no clear owner, as banks do not always take immediate possession once the owners stop paying, and this makes everything else more difficult.

The three properties that received most of the discussion are at 1817 Cameo Ct, 3922 Hillview Ct, and 3729 Goldcrest Hts. The Cameo Ct property, after several incidents of unauthorized visitors, has been secured. The Hillview Ct property is in such a bad condition that it does not seem to attract visitors and has been deemed a health hazard by the city code enforcement office. The Goldcrest Hts property has been the scene of the most recent visitations and received most of the attention during the meeting.

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Chris Rose described his efforts to find those responsible for the Goldcrest Hts property. He has forwarded this information to the code enforcement and, now that he has explained the condition of the property to the loan servicer, believes that they will respond. If they do not, we can take further action. While this unfolds, neighbors should keep an eye out and report suspicious people to the police.

Recent break-ins and car prowls highlight the importance of locked doors, parking in garages, security systems, and continued vigilance.

7. Adjourn

The meeting was adjourned at 9:05 PM.