

Goldcrest Homeowners Association Board Meeting Minutes

Final

Meeting date: **December 15, 2015**

Meeting location: Marshall Middle School, 3939 20th Ave NW

Members attending: Simon Calcavecchia, Bonnie Herrington, Tony Mailhot, Sandy Nelson, Madelaine Smith, and Mike Kretzler.

1. Call to Order

The meeting was called to order at 6:35 PM.

2. Member Comments

Simon Calcavecchia talked to Bob Jones, who told him that he is no longer an officer in the Coalition of Neighborhood Associations, though he does sometimes attend meetings.

3. Approval of Minutes

Madelaine Smith moved to approve the minutes of the November 17 board meeting. Sandy Nelson seconded and the board approved the motion unanimously.

4. Treasurer Report

Tony Mailhot reported that as of the end of November the bills are paid and up to date. He transferred money to checking to cover future bills. The cash balance has decreased, as is usual for this time of year. There are no new reports on delinquent accounts. Amy Buckler made the final payment on her payment plan for 2015 dues.

Tony presented a draft budget for discussion, based on the usual payments. Since we've been covering increased expenses for many things, including substantial maintenance, by spending down our cash balance, it looks like we should ask for another dues increase for 2016. We can make these arguments for another increase of \$25:

1. We have approximately \$7000 in delinquent accounts, most of which we will not collect.
2. We have spent down our savings, exclusive of the reserve account, though we have used that where appropriate.
3. The audit may be required this year again (\$2000).
4. It would be prudent to return the annual reserve funding to \$10,000 (last year it was \$8000).
5. The updated and expanded landscaping calls for more regular maintenance expense.
6. General cost of living increases, though modest, add up.

Action items

- Bonnie Herrington will check on what other associations charge.
- Tony will bring a revised budget proposal for the January meeting.

Sandy Nelson moved to approve the Treasurer's report. Mike Kretzler seconded and the board approved the motion unanimously.

5. City Grant

The board discussed competing for a grant from the city for some of our projects. Proposals are due by Feb 1, but we don't have any proposals ready for that schedule. Perhaps we could survey the homeowners for what they'd like to see.

The board also discussed the use of volunteers to get work done and to increase our ability to get matching city grant money. Madelaine Smith noted that because we have little volunteer support we pay more for landscaping. Tony noted that we could probably save money on our accountant contract by using more volunteer time. At the same time, managing volunteers is time consuming.

Action items

- Bonnie will set up a survey and Mike Kretzler will send it out.

6. Maintenances

Madelaine Smith reported on recent maintenance activities. Pete Lindemann did some storm cleanup work.

Nguyen is working on removing another plot of blackberries from the hill between Goldcrest Hts and the gully to the east. The plan is to replace with more native plants and let the greenbelt, minus the blackberries, reclaim this area. The board discussed a mix of rhododendrons, Douglas fir, and native maples. We have \$700-1200 to spend on this.

Some of the heather at Easthill Ct and Goldcrest Dr died this summer. The board agreed to replant it for around \$150. The rhododendron at Road 65 and Goldcrest Dr also died this summer. The board agreed to consult with a landscape expert and wait to replace it; this could be a part of a grant proposal.

Madelaine pointed out a gap in the landscaping around the mailboxes on Goldcrest Hts. It needs some cleanup, so Madelaine will ask Sage Landscaping to add that to their list. She's thinking about what to put there.

Sage will also clean up the ivy in the small park between Road 65 and the west end of Westpark Ct and replant the rhododendrons badly planted by the previous landscaper. All Things Dirt will complete their work on "ivy hill" by planting the last 38 plants. [We won't be able to call this ivy hill anymore.]

7. Communications

Bonnie Herrington reported on her work on a Facebook page for Goldcrest (<https://www.facebook.com/Goldcrest.Oly/>). To be able to administer it, you should send a friend request to "Bonnie Herrington-Heath" and she'll set you up. Bonnie is working on a policy and has done some research on other associations' policies. She intends to use the mailboxes to announce the page and address and will post from time to time to keep it alive.

Action Items

- Board members should send a friend request to Bonnie and should find the Facebook page
- Bonnie will get estimates for adhesive, removable labels/stickers for mailbox information

8. Other Business

Sandy Nelson reported on her inventory of the mailboxes and provided a nice map of their locations. The one door that is missing is on Sunnyvale. There are several that are open but have no key – those are broken, too. Sandy will look at this further.

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The board discussed the situation with the back yard at 1404 Sunnyvale Ct along 14th Ave. Replanting has begun and we want to ensure that the fence aligns with the property line and planting is suitable for greenbelt and city right-of-way.

Lynnda Brown visited the meeting and expressed interest in the trees in the greenbelt and what kind of threat they might pose to the roads, particularly Goldcrest Dr, and homes. Board members explained how the association manages risk with trees.

Action Items

- Sandy will look at the mailboxes that are open, but with no key.
- Tony will talk to the owner at 1404 Sunnyvale Ct.

9. Adjournment

The meeting was adjourned at 8:35 PM.

The next meeting is January 19 and will be held at Marshall Middle School, 3939 20th Ave NW