

LaCrosse HOA
Annual Meeting Minutes

December 11, 2013
7:00 p.m. Kennydale School Library

Board Members – Dan Hill – Ron Cornilles - Mike Schlitt

Bookkeeper – Janet Hill, 30 Residents

The Meeting was called to order at 7:04 p.m. by President Dan Hill

Dan welcomed the group which was the largest we have ever had at an Annual Meeting. Each person introduced themselves and told where they lived.

M/S/A unanimously to approve the minutes from the 2012 Annual Meeting

Dan announced that Todd Duncan had retired from keeping the books of the association after almost 9 years and thanked him for his service. The board has hired a new bookkeeper to replace Todd. Janet Hill was introduced to those attending. She will perform the same job description at the same pay as Todd was receiving. Janet has extensive bookkeeping background and is familiar with our QuickBooks software. Thank you to again Todd.

2013 Recap Of Activity by the Board and the Association

- **Web Site - Dan covered our rollout of a new Web Site and Mike Schlitt was thanked for building it and getting it online. The new site has 53 users of our 123 homes and the goal is to make that larger as we now have an option to pay your HOA dues on the website through Pay Pal. The site has many nice new features and we will encourage neighbors to add content.**

- **Fine and Delinquent Dues Recovery – Thanks to Ron Cornilles, we have NO outstanding dues or fines at this time. His diligent work on recovery of these funds puts us in the best position we have been in years. A big thank you to Ron.**
- **Rules and Regs Compliance – The Board handed out to every home this year a copy of the Rules and Regs and CCR's of our LaCrosse neighborhood. This was to make sure new homeowners or renters were aware of the standards and rules we have to protect the appearance of our neighborhood and value of our homes. It also allowed us to meet our neighbors and put a face with the name.**
- **Recent Storm Damage – Photos were shown of some of the recent storm damage we had due to high winds which resulted in several trees falling. One into our fence and one onto the sidewalk. The Board authorized immediate cleanup of the downed trees and will be working with our insurer to see if the cost is covered by our current policy.**
- **Picnic – Photos were also shown of our successful Renton Neighborhood picnic and the great turnout. Janet Hill has worked with the city for years on this and it is a great ice breaker for our neighbors as well as a way to draw in the John Day development people to the south and the West Port group to the north of LaCrosse and make them aware of our Block Watch program as well as other Renton services they can participate in. The event is sponsored by Renton and we participate by covering the costs of the bouncers, drinks, and treats for the kids. The event is budgeted for 2014.**

Financial Discussion

The current years forecast as well as several possible budgets were presented to those present outlining the need for Capital Funds in the

future to take care of our assets and common areas that are now 13 years old and beginning to need replacement or repair. This year's fence repair left us with a negative balance at years and upcoming projects like planting replacement, signage updates and the like will deplete our healthy reserve if dues are not raised in anticipation of these expenses. It is the Boards goal to have a Long Range Capital Plan that addresses and plans for these contingencies and makes sure funds are available from normal dues at the time needed so we do not need to have an Assessment of the Homeowners. The board recommended a \$30.00 dues increase to handle these future projects and to cover current operational expenses. It was pointed out by Ron Cornilles that by being self-managed we save more than \$200.00 per year per owner by not having to hire an outside Management Company. He lobbied for a \$50.00 increase.

M/S/A unanimously to raise the dues by \$30.00 for 2014

Pea Patch and Grants

The Pea Patch was highlighted and the new Gazebo and sitting area were shown that were paid for with Renton Grants. Janet Hill was thanked for writing our grants for the past years and those that participated in the building and finishing of the area were thanked as well. Those included, Chris and Priscilla, Cindy Dorey, Peter and many others. The grant program will be going away due to budget cuts but we have been very fortunate to upgrade our neighborhood over the years with support from Renton.

New Business

To begin new business Dan showed a photo of our recently vandalized mail box on Monterey Ct. The Board has quickly arranged for repair of the box but it was pointed out that our Phase 1 of LaCrosse has boxes that are substandard and do not protect our mail very well. Dan pointed

out that replacement of the Mail Boxes are in the long term capital plan that was approved with the \$30.00 increase but that it would be awhile.

M/S/A unanimously by those present to replace the mailboxes as soon as possible.

Ron Cornilles, Dan Hill, Dave Sutton, and Buddy Sliva will begin the process of getting bids and replacing the mailboxes.

The decision of moving up the replacement of the Mailboxes in our plan resulted in discussion about funding of the project.

M/S/A unanimously by all present to raise the dues by \$50.00 instead of the \$30.00 just passed.

New Board Member or Volunteer Request

An invitation was offered for volunteers so that we can continue our self-management and keep our costs down. Ron, Mike and Dan offered another year or two of service but will step down beyond that. The response was excellent with the following people offering to serve.

Gina Mordeaux – Will help with walkaround's and compliance.

Mark Jelinek – Board

Buddy Sliva – Board

Open Forum

It was pointed out that we should contact Renton about the lack of a streetlight on 36th. It is very dark when walking there.

Fine letters will be going out soon as we have some violations that have not been addressed by the homeowner.

There was discussion about how to reach the Board and what email should be used. Either the web site contact form of lacrossehoa@gmail.com was the answer. Dan has responded in a timely fashion to all contacts.

The difficulty of renters was addressed and it was determined that we do not have a solution at this time as the economic downturn forced many to put in renters rather than default. It will be an issue to be considered further as the markets improve.

A wreath donated by Bridget Lawler was given to Priscilla who won the guess the number contest.

The meeting was Adjourned at 8:46 p.m.