



LaCrosse Homeowners' Association

ANNUAL HOA MEETING January 8, 2019

7:00pm – Risdon Middle School

MEETING MINUTES

Call to Order

President James Curtis called the meeting to order at 7:04pm at the Risdon Middle School Library

Roll Call of Directors – James Curtis, Buddy Sliva, Sandy Taylor, Shelley Percich, Michele Williams and recently retired members Ron Cornilles and Dalena Nguyen

Approval of 2018 Minutes

Motion to approve by George Taylor @7:10pm

Seconded by Sue Peck

Approved by unanimous vote

Sound Transit: I-405 Bus Rapid Transit Project presented by Blake Jones

The focus of today's Sound Transit talk was on the Bus Rapid Transit Program to provide faster more reliable service. It would include a better infrastructure, pre-boarding payment, no stairs to enter buses and a new (potentially all electric) fleet of buses. These buses would operate every 10 minutes during peak times and every 15 minutes during off hours. The buses will connect communities along I-5, I-405 and SR 518 from Lynnwood down to Burien with a half way transfer point in Bellevue. Locally there will be a station built at NE 44th with 200 parking stalls and a 700 vehicle parking structure near the Landing area. New express toll lanes are to open between Bellevue and Renton in 2023 without affecting current single occupancy lanes. Planning started in March/April of 2018 with refinements currently going on. An environmental review is to be done this March of 2019. The project has a goal of starting service in 2024. *Sound Transit wants community input/feedback that is open until February. Everyone should receive a postcard in January in the mail or you can participate online/find more information at: soundtransit.org/i405brt or email: brt@soundtransit.org.*

Welcome and Board Introductions- Done per James Curtis (President for one year and Co-President prior for ½ year), Buddy Sliva (new Vice President with 3-4 years of board service total), Dalena Nguyen (just retired from the board with 3 years of service including newsletters), Ron Cornilles (retired Vice President with eight or more years of service), Sandy

Taylor (just over one year of board service), Shelly Percich (just over one year of board service), and Michele Williams (secretary with one year of service).

Bookkeeper's Report and 2019 Budget Approval – Thanks given to Janet Hill who continues to be the bookkeeper for the LaCrosse neighborhood. Review presented by our Bookkeeper Janet Hill. Dues are to stay at the current \$500 for 2019. For 2018, LaCrosse's total expenses including emergency fence repair was at \$65,273.60. The total income for 2018 was at \$79,652.50 with a net income of \$14,378.90 after subtracting expenses. The savings and checking balance at the end of 2018 was \$69,831.38 and CD balance at \$101,378.29.

Budget approved by the Board for 2019 reviewed, input asked for and approved with no objections by those in attendance for the Annual Board Meeting.

Committee Reports

- A. CALM (Common Area and Landscape Maintenance) - Presented by Board Member Buddy Sliva. Reviewed our history with landscape companies and that we have hired a new Father and Son company (L & G Crown Enterprises, LLC), as of this past September. They have currently been working on our neighborhoods weekly needs as well as starting to address our 18 years of tree and plant growth since the community started.
- B. Architectural Review Committee- Presented by Board Member Buddy Sliva. We currently plan to have the walk around the neighborhood again this mid-May to help our community home owners with guidance and recommendations for the care of their property. This is to keep a consistent look throughout the neighborhood with the exteriors of our homes and help home owners comply with the Rules and Regulations of our community. Please also note that our current community landscapers have offered to help individual home owners with their yards at the home owner's expense if help is requested by the home owner. There is contact information for them on the website (Lacrossehoa.org).
- C. Community Garden – Our community garden has been overseen by Home Owner Pricilla Fitzgerald in the past. She encouraged home owners to participate and take a peek at the garden grounds if they have not done so. There is a \$35 deposit per garden plot that holds the plot per household, refundable at the end of the season if home owner does not wish to continue with the plot. Of the 30 plots that currently exist, she expects there to be a few vacancies for the 2019 season. Flyers are located at the entrance gate to the garden with contact information if you are interested in getting a plot for the upcoming season.
- D. Spring and Summer Events - Presented by Board Member Sandy Taylor. Our neighborhood held 7 very successful events this year. These consisted of the Garden Cleanup, Egg Hunt, Game Night, Movie Night, National Night Out/Ice Cream Social, Garage Sale and the Entrance Lighting Ceremony. Over 430 neighbors came out in attendance and we had over 73 volunteers to help with these events. The cost of these events came in under budget with the City of Renton reimbursing our community with over 80% of the costs incurred. A GREAT BIG THANK YOU to all the volunteers and the

City of Renton to help with such a positive and community building experience for our neighborhood.

- E. Grants – Presented by Board member Shelley Percich. Finishing the Play and Workout Park this year was a great success! It needed to be done to be brought up to code. Most of this work was paid for by a grant from the City of Renton. The work was completed beyond expectations by 2 community work parties with many neighborhood volunteers and with our current landscape company's help. The park is beautiful! Please drop by to see it and use it if you have not done so yet.
- F. Welcome Wagon – Is still active and is handled by community members Sue Peck and Cindy Dorey. Please contact the Board if you are new and have not received any information regarding the neighborhood.

Unfinished Business

- A. Bee Hives - Unfortunately our bee hives that used to be in our community garden were to the point that we could not maintain them to the level that needed to be done. The bees and equipment were donated to Don and Nathan who helped us start the bee project a few years ago.
- B. Formation Documents, CCR's, Rules & Regulations – Presented by Board Member Michele Williams. We are currently in the process of reviewing and updating our governing documents. We want them to work together and complement each other to help the sense of cohesiveness and harmony between neighbors as well as protecting our home investments. We will be keeping in touch with you all as we finish updating these documents and start addressing some of our issues that have been brought to our attention by you all to continue to keep our neighborhood a great place to live.
- C. Community Book Exchange – This is still on the agenda and has not been forgotten during our busy year of 2018. We will be continuing to look into making this a possible reality in 2019.

New Business

- A. Nominations of New Directors - There are 2 positions currently available for 3 year terms as directors. After three requests for nominations from the floor and with no nominations made, the nominations were closed by President James Curtis. Home owners encouraged to contact the Board with interest in serving as a Board member through our email or website.
- B. Presidents Report
 1. The windstorm took out a large portion of perimeter fence that had to be replaced this past year. The Board authorized the emergency repair of about 100ft of fence 10-12 feet above our retaining wall along 212th.
 2. Acknowledgement of a successful year in 2018 with the Board and all of the wonderful residents and volunteers that have helped through the year. We had a lot of accomplishments some of which include: great neighborhood events, fence repair, sprinkler repairs, park restoration, moved financial institutions, revamped website, started quarterly newsletters and Facebook site, food drive, have a new

landscaper and have increased our outreach and communication (including a recent meeting with councilwoman Ruth Perez).

3. A Reserve Study is planned this year to help us make wise decisions as we spend our money to help upkeep and restore our aging neighborhood. We want to approach our needed projects/repairs in the best and most financially responsible way.
- C. BOD Recognitions – Presented by President James Curtis. The Board of Directors nominated several homeowners this year who have contributed a lot to our neighborhood in 2018. The winning nominee voted on by the Board was Rosemarie Engman. Congratulations on a job well done! Award presented from the Board by James Curtis. Also recognized was Board Member Ron Cornilles with his recent retirement from the Board and contributions throughout the years. Gift card presented from the Board by James Curtis.
- D. Audit Committee – President James Curtis presented the request. The Board is looking for volunteers (around 2 people), to take a look at the HOA financial books and ask questions as they appear about why things were done the way they were.
- E. 2019 Planned Events and Gatherings – Board Member Sandy Taylor spoke to this. We plan to continue with more of the same events for 2019 as in 2018. We hope that the weather will cooperate in 2019 for a Garden Party around September that was not able to be held this past year. If you have any other ideas that you would like to see happen, please contact the Board. We are always happy to hear your ideas/suggestions.

Discussion, Good of the Order and Questions and Answers

- A. Coat Drive – Home Owner Laura Fouts announced that the HOPE Scout Troops will be collecting donations for TREE HOUSE, an organization that supports local Foster Kids based out of Renton later in January. Please place any new or gently use coats or other needed items on your door step to be picked up Monday January 28th between 10am and noon. Flyers with more information/details will be going out in the neighborhood and Board member Sandy will help to get flyer sheets up on the mailbox areas.
- B. Request made by Ron Cornilles to post the notes from the Boards quarterly meeting on the website. This will be discussed at a future meeting by the Board.
- C. Traffic problems also mentioned at our main entrance where it meets 112th. Frequently people are seen going the wrong way past the barriers in place causing a dangerous situation with potential accidents. This is to be discussed at a future Board Meeting.

Adjourn

Motion to adjourn by Cassa Hannon, seconded by George Taylor. Meeting adjourned at 9 pm.