



LaCrosse Homeowners' Association

ANNUAL HOA MEETING October 29, 2019

7:00pm – Risdon Middle School

MEETING MINUTES

Call to Order

President James Curtis called the meeting to order at 7:02pm at the Risdon Middle School Library. Welcome and intro given.

Roll Call of Directors – James Curtis, Buddy Sliva, Sandy Taylor, Shelley Percich, Michele Williams

Approval of January 2019 Minutes

Motion to approve by James Curtis

Seconded by Shelley Percich,

Approved by unanimous vote

Welcome and Board Introductions- Done per James Curtis (President into his 3rd year), Buddy Sliva (Vice President with 4 years of board service total), Sandy Taylor (Director with 2 years of board service), Shelly Percich (Director with 2 years of board service), and Michele Williams (Secretary with almost 2 years of service).

Guest Speaker- Cindy Morris, CPC of the City of Renton Police. She presented on crime prevention and best practices for neighborhood, community and home safety. Her presentation included such things as: motor vehicle theft continues to be the #1 crime in Renton, inconvenience and risk are the best way to deter burglars, cut down foliage in front of your house, place dowels in windows that fit properly, have vacation house checks and alarm surveillance. King County wide texting can be done to 911 but calling is still the preferred method in an emergency. Renton Response is a new phone APP where non emergent things can be reported to be taken care of, such as graffiti and blocked drains. Also, city services can be signed up for on the APP. Please reach out and contact the Renton Police Department with any questions or concerns.

Bookkeeper's Report and 2020 Budget Approval – Thanks given to Janet Hill who continues to be the bookkeeper for the LaCrosse neighborhood. Review presented by our Bookkeeper Janet Hill. For 2019 so far, LaCrosse's total expenses is at \$59,198.84. The total income for 2019 so far is at \$63,185.37 with a net income of \$3,986.53 after subtracting expenses and does not

include the \$15,000 grant reimbursement yet. The savings and checking balance so far in 2019 is just over 168, 098.64. Due to the upcoming fence replacement among other neighborhood improvement and maintenance needs, there was a 10% increase in dues proposed by the Board on the new 2020 budget. Concern was brought to attention by other community members that the estimated \$150,000 fence repair would devastate our LaCrosse neighborhood savings and proposed a 15% increase in dues. [Motion to increase dues brought by George Taylor and seconded by Shaye Mitchell. This and the rest of the budget approved by the Board for 2020 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. Perimeter landscaping, parks, deferred pruning (tree and bush), irrigation issues, mulching and pressure washing the retaining wall discussed.
- B. Architectural Review Committee- Presented by Board Member Buddy Sliva. This past year's neighborhood walkthrough went incredibly smoothly with the help of new software purchased to help with the process. It has helped streamline the guidance and recommendations for the care of neighborhood properties as well as the notification process to help homeowners comply with the Rules and Regulations in our community. Unfortunately, one homeowner at 3514 Aberdeen Ave NE has not been compliant. We have followed the due process and it has not been a comfortable thing, but necessary for compliance and fairness to our other neighbors. We will be taking this matter to our attorney for further action and guidance.
- C. Community Garden has been led this year by Sandee Hanan. A big thank you given to her for a job well done. This year in the garden there has been painting, cleanup before and after the season, shrub trimming, and maintenance done. A special thanks by Sandee to Priscilla Fitzgerald for her help this year. Contact Sandee Hanan for garden bed information. Her contact info is at the gate to the Community Garden area or on the website.
- D. Spring and Summer Events - Presented by Board Member Sandy Taylor. Our neighborhood held many successful events this year. These consisted of the Garden Cleanup, Egg Hunt, Game Night, Movie Night, National Night Out/Ice Cream Social, a Garden Happy Hour and Garden Cleanup. A GREAT BIG THANK YOU to all the volunteers, participants and the City of Renton to help with such a positive and community building experience for our neighborhood. One more event left for 2019, the Holiday Entrance Lighting Ceremony to be happening on Dec 6. Stay tuned for more details. Next year 2020, we plan to have a similar event schedule adding in a Cultural Night to celebrate diversity. Community member Teaessa Chism will be leading the planning of this event with Bellevue College and the Fulbright Program.
- E. Grants –Grassy Park rehab and tree preservation finishing up. The large grant this year has been able to pay for most of the work on Grassy Park and we will be reimbursed by this soon. A great big thanks for the hard work of Shelley Percich and Sandy Taylor for

getting us the grant of \$15,000. A smaller grant was able to pay for the new software for the neighborhood walk arounds that has made the process easier and streamlined.

Unfinished Business

- A. Formation Documents, CCR's, Rules & Regulations –This is an ongoing process and we are now involving our attorney in finishing these documents. Our goal is for 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. The final documents are planned to be out this spring.
- B. Community Book Exchange – The structure is in the process of being formed and hopefully will be out in the next few weeks for use.
- C. The divider on 112th Pl near the main entrance has been extended by the city and should help deter violators from crossing the area illegally.

New Business

- A. Nominations of New Directors - There are 2 positions currently available 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 Board presented an Honorary Neighborhood Member of the Year award and gift card to Priscilla Fitzgerald for all her contributions to the neighborhood over the years. The HOA Member of the Year award and gift card was presented Sandee Hanan for her contributions to the garden and other neighborhood events for 2019.
 2. We changed account holders in this past year for the LaCrosse neighborhood banking and savings accounts to Chase and Capitol One. We felt a change was needed to ensure responsible handling of LaCrosse funds and the ability to help us meet our goals.
 3. The results from the Audit Committee will be posted on the website. Overall, they found our HOA to be fiscally responsible with spending and record keeping. Their one suggestion for improvement is to be more clear/transparent with the receiving and use of our grant money in our record keeping.
 4. A Reserve Study was done this past year to help us with wise financial and planning decisions as we upkeep and restore our aging neighborhood. The results from the Reserve Study will be posted on the website.
 5. A Fence Committee has been formed of 4 members of our community and our bookkeeper to help with research and replacement of the perimeter fence. The committee's 5 members will help to define what the perimeter fence includes, help incorporate this definition into our governing documents and plan for the current maintenance & repair of the perimeter fence. They have already met and have suggested some design changes to avoid previous flaws. A neighborhood member brought up the issue of negotiating special pricing for any other homeowner interested

in their own fence replacements not included in the perimeter fence. This will be also addressed by the committee.

Discussion, Good of the Order and Questions and Answers

- A. Replacing the stumps on 36th PI with something more appealing was brought to the attention of the Board by one of the LaCrosse members in attendance.
- B. Crosswalk problems noted on 112th near the bus stop where cars do not stop for foot traffic also mentioned. Possibly providing flags for the crosswalk is to be discussed at a future Board Meeting.

Adjourn

Motion to adjourn by George Taylor; seconded by Peter Crowley; meeting adjourned at 9:20pm.