



LaCrosse Homeowners' Association

ANNUAL HOA MEETING November 16, 2021

Annual Meeting via Zoom @ 7pm

MEETING MINUTES

Call to Order

President James Curtis called the Zoom meeting to order at 7:05pm.

Roll Call of Directors – President James Curtis, Vice President Buddy Sliva, Director Sandy Taylor, Director Shelley Percich, and Secretary Michele Williams

Approval of 2020 Minutes

[Motion to approve by Shelley Percich](#)

[Secoded by Buddy Sliva](#)

[Approved by unanimous vote of all present Homeowners](#)

Bookkeeper's Report and 2022 Budget Approval – Thanks given to Janet Hill who continues to be the bookkeeper for the LaCrosse neighborhood. Janet Hill presented the HOA reserve and checking balance totals at \$136,949.37. The budget is done with consideration given to LaCrosse community needs, operating costs and cost of living increases. Budget for 2022 presented and approved with no objections from any members in attendance.

Audit – Request to waive HOA audit by CPA and have HOA audit done by LaCrosse community members. [Motion to approve community member audit by Paul Pottorff. Second motion by Michele Williams. Approved by unanimous vote of all present Homeowners.](#)

President's Report – James Curtis recognized the difficulties of 2020 and a large thank you given to the residents of the neighborhood. The annual compliance walk around was a positive experience and was rewarding to see homeowners involved in their properties this year as well as being able to use the new software in the process. The new community library was built by James Curtis and unfortunately incurred some vandalism during July with fireworks, but Grant Wong was able to get the repairs done. Two new entry signs are here for the neighborhood. The fence project has much of the construction done though there are some quality control issues, questions on techniques and delays that will push staining of the fence out until spring. The pumpkin contest near Halloween was well received. Crime regarding mail and porch theft has been noted along with garage door tampering, car damage and a stolen car. Security is being investigated for the neighborhood however is early in the process.

Committee Reports

- A. CALM (Common Area and Landscape Maintenance) - Presented by Board Member Buddy Silva who noted that we had problems with our former landscaping company and have now started with Natural Concept Landscape who so far has proved to provide good work, be professional and save us money at the same time. Many trees, 42 are to be properly trimmed and some trees have been removed as roots are causing a minor problem with the retaining wall.
- B. Architectural Review Committee- Presented by Board Member Buddy Sliva who encouraged filling out the proper forms to have work done to the outside of homes or in yards. Most requests are approved easily.
- C. Community Garden – Our community garden is overseen by Homeowner Sandee Hanon. She stated that there have been more participants this year and a lot of enjoyment. We moved to a team/committee approach to help with projects, budgets, volunteers and business. Thank you given to all who helped in the last year. New exterior coated chain link fencing noted as well as a new 8-foot gate by the shed on easement for easier access with supplies. We also installed new woodchips, beauty bark, repaired the sprinkler system, new safety lights and will research security cameras. We plan to remove some large trees, trim large shrubs and around the retaining wall. Kiosk is to be built to post info, mission statement...etc. Please clean out your pea patch area by the end of November and if anyone wants to have a new pea patch or a refund for the upcoming season, please contact Lacrossegarden@gmail.com.
- D. Peter Crowley recognized as Homeowner Member of the Year for stepping up way above the norm on projects and taking ownership and pride in the garden and other areas of the neighborhood.
- E. Neighborhood Events- Presented by Board Member Sandy Taylor. She started with how the pandemic has changed the way that we do things, however, the neighborhood still came together and found ways to find fun, create community and increase safety. There was an animal window search and pumpkin décor contest. Food drive is still planned for December though details on how to accomplish this safely will still need to be released.

Unfinished Business

- A. Formation Documents, CCR's, Rules & Regulations – The process of reviewing and updating our governing documents is still in the works. The review and amendment process are currently underway.

New Business

- A. 20 is Plenty - Speed studies done for our neighborhood. Renton Reporter wrote up several articles on our neighborhood regarding this. Our city contact is still working on it.
- B. Plumbing issues – There have been many homes in our neighborhood that have experienced leaks and major repair issues with our current PVC piping used by the

original builder. It is recommended by the Board if you chose to repair your pipes to use PEX or copper pipe to replace existing pipes. FOX plumbing is who is doing James and Cynthia Curtis' home and will cost homeowners around \$10,000 more or less. Cost of wall repair is not included in this amount and is approximately another \$1500.

- C. Prowls and Porch Pirates – As mentioned before in the president's report is on the rise. There will be an upcoming Zoom presentation with Renton PD on 12/1/20. Watch the neighborhood for signs with details.
- D. Nominations of New Directors - There are 2 positions currently available for 3-year terms as directors. No new nominations at this time after being offered 3 times at the meeting.
- E. Audit Compliance – We need volunteers to audit our association. Please email the Board if interested.
- F. Richard (and Anita) Wong recognized as the Board Member of the Year for all the hard work and positive attitude he contributes to the garden and community.

Discussion, Good of the Order and Questions and Answers

- A. Volunteers for the Board or any HOA committee at any time.
- B. President James Curtis gave a thank you and brief statement regarding that it has been an honor and privilege to serve as president the past few years.

Adjourn

Motion to adjourn by Buddy Sliva. Seconded by Michele Williams. Meeting adjourned at 8:27pm.