



LaCrosse Homeowners' Association

2024 ANNUAL HOA MEETING November 6, 2024 via Zoom, 6:30pm

MEETING MINUTES

Call to Order

President Buddy Sliva called the Zoom meeting to order at 6:37pm.

Roll Call of Directors – President Buddy Sliva, Vice President James Curtis, Director Sandy Taylor, Treasurer Paul Pottorff and Secretary Michele Williams. Trustee Glenn Cunningham present.

Approval of 2023 Minutes

Motion to approve by George Taylor

Seconded by James Curtis

Approved by unanimous vote of all present Homeowners

President's Report – Presented by Buddy Sliva starting with a warm welcome to all new homeowners. This was followed by a review of how the neighborhood and volunteer board works together for our neighborhood and our community with emphasis placed on how much overall pride our homeowners put into our properties. We limit rentals to 10% of our total homes with a current rental number of 9-10 rentals out of a possible 12. A review regarding this past year's neighborhood events and occurrences including the street sealant by the city that ended up being cancelled, new entrance signs, landscaping goals and garden updates (including land expansion and fence privacy screen coverage). Buddy mention that as the neighborhood moves forward into 2025 that the board is looking into expanding to 5-7 members and that we are always open to and encourage homeowner involvement and ideas.

Bookkeeper's Report and Budget for 2025– Bookkeepers report presented by our bookkeeper Janet Hill. HOA total cash between accounts is \$163,511.28. The 2025 budget was distributed to all homeowners on October 18, November 5 and again on November 6th. An opportunity for questions and discussion on the budget ratification provided by Paul Pottorff, Treasurer.

Approval of 2025 Budget

Motion to approve by Cassa Hanon

Seconded by Teassa Chism

Approved by unanimous vote of all present Homeowners

Committee Reports

- A. Audit Committee – Audit was conducted the end of December 2023 for the 2023 year by Kasey Klansnic and Scott Okino with suggestions on procedures, one of which was a formal CPA audit. Plans for 2024 audit to be done in 2025 by CPA.
- B. Community Garden – Presented by Cynthia Curtis who mentioned various projects and improvements this past year including a privacy screen for 2 sections of the fence, wood chips, spring clean-up, new gazebo, mole trapping, landscaping including bush trimming and fresh rock added to the pathway into the garden. Plans for 2025 include shed improvements (washing, painting, repair, shelving, ventilation, window coverings and junk removal), fixing the meditation center including the bamboo wall, plot repair, mending the picnic table, trimming trees hanging over the fence and installing a 3rd privacy fence screen. A large thank you given to all committee, volunteer and watering garden members. All are welcome for the fall cleanup that is scheduled for November 9th.
- C. Events - presented by Sandy Taylor including the Egg Hunt, Game Night and the Garden Party/Paint & Sip. A large thank you given for over 400 volunteer hours for the events, grants money received from the City of Renton totaling \$1,658.16 and over 135 community members in attendance. Planned for 2025 is the Egg Hunt, Game Night, Movie Night and the Paint & Sip/Garden Party.
- D. CALM (Common Area and Landscape Maintenance) - Presented by Buddy Silva who reviewed the surrounding landscaping in our common areas and irrigation repairs including the upper playground area. Replacement of areas of the irrigation system is needed and will be monitored closely. Current landscapers to help with new designs for plant and lighting updates
- E. Architectural Review Committee- Presented by Board Member Buddy Sliva reviewing that many homeowners still have similar issues with upkeep including such things as exterior paint, roof repairs and gutters. Reminder to submit an ARC form for approval for any changes that affect the front of the house/yard to make sure there is a consistency with the rest of the neighborhood. Forms can be found on the LaCrosse website and a reminder to please submit your application early as there is usually a turnaround time of 2-3 weeks. Annual inspections are done with committee members and homeowners. A courtesy notice with any potential violations will be given prior to any further inspections that are done later in the month/year to help provide homeowners with a chance to correct any issues. There is a potential plan to increase the number of inspections per year.

Recognitions – Presented by Sandy Taylor. This recognition is awarded to a neighborhood resident that stands out volunteering their time and effort to make our neighborhood a better place. This year's award is presented to Cynthia Curtis who stepped up to become the Garden Committee lead, volunteering countless hours and talent to our community garden and garden events.

Unfinished Business - Presented by Buddy Sliva

- A. Barking and pressure washing retaining walls - to be done as the weather improves in late winter to early spring 2025
- B. Irrigation landscaping & lighting – updates to be done at the main entrance and common areas

New Business – Presented by Buddy Sliva

- A. Audit for the 2024 year planned for January/February 2025 with CPA
- B. Reserve study needs to be updated which will give any neighborhood updates and replacements a time frame

Discussion, Good of the Order and Questions and Answers

Homeowners asked if any questions or comments to add before the end of the meeting.

It was noted by community member George Taylor that the neighborhood social events are reimbursed by the City of Renton quite well.

A note of thanks by James Curtis to Buddy Sliva for his perseverance and commitment to the community during an uncertain period of time post COVID.

Adjourn

Motion to adjourn by Michele Williams. Seconded by Paul Pottorff. Meeting adjourned at 7:32pm.

Notes provided by Michele Williams, HOA Secretary