

## **MINUTES**

HOA Annual Meeting - January 25, 2022 7:00PM – Heatherstone Elementary Cafeteria

Meeting was called to order by Eric Schroeder, President. In attendance were 19 HOA Members and 6 board members.

The board consists of 7 members. Four of those members were up for renewal for a 2-year term starting in 2022. Discussion of number of ballots returned in vote for new board members. On the ballot was:

Howard Rinne, Mike Bonebrake, Ray Matz, Rolando Valenzuela, & Tony Guarini

Discussed new homeowners since January 2021

Thresa Lampe Living Trust, 12397 S Gallery  
Nicholas & Hanna LoScalzo, 12480 S Hallet  
Christopher & Laura Cambern, 14291 W. 124th St.  
Alex & Jessica Zimmerschied, 12308 S Greenwood  
Albert & Holly Armitage, 12481 S. Hallet

Communications - discussion of HOA communication methods. Use of Facebook and Nextdoor for social information is working well. Use of email will be used exclusively for all communications. Members that have not submitted their email address to the HOA can so they can receive important updates.

Pool – work on the pump house is needed this spring. Years of wear are starting to show on the south wall and interior walls of the pump room. Estimates for repairs will be sought soon. It may include replacement of bathroom fixtures as well. The new gate lock system is working well. Members that have lost a key can obtain a new one by sending an email to [info@brittanyforesthwa.com](mailto:info@brittanyforesthwa.com). There is a \$25 fee for lost keys.

Social – a new social committee has been formed by Baile Stephenson and Becky Bonebrake. A list of upcoming events are posted on the HOA website and Facebook page.

Architectural – Any outside structural changes or modifications to lots must be pre-approved. There is a list of what needs approval in the HOA website and the request form. Discussion of allowing small storage cabinets has begun. Specific guidelines will be forthcoming from the board soon. Detached sheds are still not allowed.

Solar panels were brought up at the meeting with no further discussion. The Architectural committee and board will continue to monitor the need to addressing solar panels in the future. As of now they are not allowed.

Financial – 2021 expenses were reviewed. They are posted on the HOA website. 2022 budget was approved by the board which included an increase in annual HOA dues to \$245.

The meeting was closed and reconvened on February 8<sup>th</sup> to reach the minimum quorum per HOA guidelines. We received a total of 31 ballots for board member election. Votes were counted and verified.

Howard Rinne – 29 votes \*

Mike Bonebrake – 24 votes \*

Ray Matz – 23 votes \*

Rolando Valenzuela – 11 votes

Tony Guarini – 17 votes \*

The board now consists of the following members as well as their new position:

Jack Stevenson – President

Ray Matz – Vice President

Howard Rinne – Treasurer

Greg Austin – Secretary

Tony Guarini

Eric Schroeder

Mike Bonebrake

Meeting was adjourned.