

Special Board Meeting

September 29, 2019

2850 Mikayla Lane

Board Members: Kim Rose (President); Laine Witte (Vice-President); George Juarez (at Large); Pat Boynton (Treasurer); Leslie Bigos (Secretary)

Community Members: Idy Huth, Jim Boynton, Brandon Parker, Sue Baker, Janis Peters

Call to Order: 12:00pm

Septic

The recent Septic inspection by Tryways revealed several concerning issues. The Board discussed whether they needed the board to attend to them:

- Some members have issues to attend to and have been informed. These are items such as need to have tanks pumped, electrical repair bad floats etc.
- Inspection revealed that 2 members have the wrong panels installed on their systems. Their panels do not provide for a timer which controls pumping their tanks on a prescribed schedule. Both homeowners are aware and are working towards getting correct panels. Both homeowners are managing pumping in compliance with their schedules. Pat Boynton (Septic Committee) has been working with both homeowners. The Committee is expecting that these problems are corrected within a month.
- Inspection revealed that one member's septic system has faulty floats which need replacement. The Septic Committee encourages owners to make repairs as needed to reduce risks of sewage spills. As standard practice, Tryways Inspection Report is submitted to the Health Department. Some homeowners have been advised during prior inspections to take corrective action but have not.
 - Motion: The Board may send reminder letters to homeowners detailing concerns about the septic system with a cc: to the Douglas County Health Department.Ayes: 5; Nays: 0

Septic Committee issued this notice:

MEMBERS: Please inform a Septic committee member or the Board if you are experiencing chronic problems with your septic system. We can provide names of qualified service providers who understand the requirements of our septic system. Not all contractors are knowledgeable regarding our control panels

Landscaping

Discussion of bids obtained by the Landscape Committee for the park including:

1. Weed control
2. Weekly lawn maintenance
3. Fall clean up

The Board discussed the community's desire to have the Park maintained to a higher degree including overgrown shrubbery and weed control. Also, removal of dead vegetation in the Riparian. Bids were obtained from Roy's, who is a reputable full-service company, but their bids came in quite a bit higher (approximately twice the cost for regular mow and blow than the current vendor, Carlos Luna. Carlos Luna is very economical and has worked for the community and neighbors for years.

After discussion and members sharing their concerns about park maintenance vs. keeping costs down, it was agreed upon that Brandon Parker would be the point person between Carlos Luna and the Board. It was felt that Carlos does the work contracted and that better communication with him may provide for a better outcome.

Janis Peters/Landscape Committee is asking Roy's to bid on new installation projects and to provide further clarification to the Board regarding their bid.

Motion: Carlos Luna will perform Fall Park cleanup with expectations and tasks clearly defined. Aye: 5

Laine Lasker brought up the need for spraying the existing Arbor Vitae trees for spider mites. Also, the need to have the Plum Trees fertilized. The bids from Precision Pest Solution:

- Tree Insect Treatment (Arborvitae) - \$150.00 + tax (per application) for one application this fall.
- Tree & Shrub Fertilizer (Plums and Shrubs) - \$200.00 + tax (per application) for one application this fall.

Motion that Precision Pest Solution spray Arbor Vitae Trees for Spider Mites this Fall. Aye: 4
Nay: 1

Volunteers Discussed the need for someone to coordinate volunteers for things like 1. Checking drippers 2. moving rocks away from the base of plum trees Idy Huth said her husband, Al, might be willing to do this for the HOA.

New Construction Blue Heron Lane

The common property next to 2994 Blue Heron Ln needs to be cleaned up and some of the grading adjusted. Jim Boynton and Kim Rose discussed this with the contractor. Their foreman is bringing excavator. As they bring to the closure, they will fix the landscaping and will clean fence line. Builder pushed the property line with their plantings. Put another string up.

Miscellaneous Business

- October 18 irrigation water to be turned off
- Dues are all in. Since all dues have been paid, budgeted money will be moved from General Check Account to a Septic Set Aside CD. $\$225 \times 43 = \9675 to be transferred to Septic Reserves.
- There has been an issue of homeowners dumping Yard Debris on DOT property and common property. There is No Dumping allowed on HOA Common Property and No Dumping on DOT Property. The homeowners in question are asked to remove their debris.
 - RCW [70.95.240](#) Unlawful to dump or deposit solid waste without permit—Penalties—Litter cleanup restitution payment.

Adjourn 1:19PM