

PHEASANT RUN HOMEOWNER'S ASSOCIATION

Meeting Minutes
Tuesday, September 3, 2019

Board Members: Ron Utter, Linda Utter, Ben Murphy, Dean Dennis, Joe Silveira (Absent)

Meeting was called to order at 6:00 PM.

Old/New Business

1. House Painting - Houses are being painted where needed. As outlined in an earlier meeting, those that are still procrastinating will be addressed and possibly fined where the need seems obvious. One more house painting was approved on Tacoma Street during the meeting.
2. Violations - If you see something, say something...being a little lenient on RV's and boats as the weather is still so nice until October.
3. Fencing and Signage - The painting of 36th street fencing will run about \$3800 and the wetland fencing will run about \$3500. Both will be completed this year. The entrance sign at Quincy and 36th will have electrical lights installed instead of solar-powered and hopefully done this year. Dean suggested looking at new fencing that could be put up in sections instead of the block piece by piece. Ron and Linda went to Rick's Fencing and checked out some of the nicer permanent polyethylene plastic fencing that looks like rock work and comes in panels. The cost for 1250 lineal feet would be \$100,000 (~\$80/lineal foot). The repair costs would be much lower than block (\$2,000 versus ~\$250) and any graffiti could be washed off easily. They could not find another vendor that did the cement fencing along the Richland bypass. This is significantly more expensive than the block fencing as the quote we got from PMI for the same footage was \$62,500.
4. Total monies in the checking and savings - \$58,180. We have several homeowners who are over \$1000 past due on their dues accounts, and several that are nearing that level. These homeowners already have liens against their property and a goodly portion of what they have due are late fees, penalties and lien processing fees. There was much discussion regarding the home on Rainier that is so far behind on dues and the fact that their yard is so overgrown. This prompted discussion about looking into other actions that can be taken to get these homeowners' dues current. Ben will talk with his legal staff first to decide if it is feasible and/or worth the HOA's efforts.
5. Newsletter – Ben will put in the usual reminders regarding trash cans, picking up after your dogs if out for a walk, boats & trailers parked on the street or in the driveway, and rules concerning wetlands access. Since our trash day has changed to Tuesdays from Mondays, homeowners have still been putting their cans out early. Some on Sunday night or Monday mornings and some even earlier like on Friday night. Ben will check for this and also put a reminder in the newsletter.

6. Dean suggested placing signs with the date and time of the annual meeting along 36th and 27th to remind homeowners. Ron will research after Dean gives him a name of a vendor. Ben is sending out a notice of the meeting a couple weeks before the October 1, 7:00 meeting at the Benton PUD. Dean also mentioned that we should be fine as far as KID water and should not have to do any rationing this year.

7. Open Board Positions:
 - Ron Utter – 2020
 - Joe Silveira – 2019
 - Linda Utter – 2020
 - Dean Dennis - 2020

Adjourned at 7:15 p.m.

The next regular Board meeting will be scheduled after the Annual Meeting in October.