



HUNTERS RIDGE

EST. 1988

Hunters Ridge Homeowners Association Annual Meeting Minutes

Wednesday, March 17, 2021

Zoom

6:30pm

1. Call to Order – Introductions of Board of Directors Present

Board: Pete Weiler
Alyson Miller

Steve Klett
Durgaprasada Kalluraya

Lalitha Sanders
Dale Valach

Residents:

Sabrina Zelezniak
Tianyi Chen

Diane & Rob Tanner
Aibo Li

Liette Loiselle
Champ

2. Proof of Notice – Sandwich Board Signage, emails sent out, notice on web site.

3. Verification of Quorum needed to hold Annual Meeting (5% of homeowners = 6 units)
a. Quorum requirement satisfied.

4. Review 2020 Annual Meeting Minutes (copies provided)
a. Unanimously Approved

5. Reports of Officers

- 2020 Review; President (Pete Weiler)
 - Due to social distance, we had to cancel our annual picnic. We will have one this year if permitted by Washington State.
 - Most efforts spent working with the city on the construction and getting utilities reattached to our property.
 - A traffic circle was added on 45th Way and 247th Ave to slow traffic and will be removed this spring.
 - The playground boarder, swings, and traverse were replaced. New bark was added.
 - Lawn Care – There was a concerted effort to encourage owners to maintain their front yards.

- Current Financial Review: Treasurer
 - Checking ~\$15,000
 - Savings ~\$125,000
 - No dues in arrears

- Present & Approve 2020 Budget; Treasurer (Steve Klett)

Expenses

Annual Meeting	\$50.00
Annual HO Events (picnic + holiday gift cards)	\$800.00
Accounting	\$3,700.00
Administrative Costs - Other	\$440.00
Business License	\$10.00
Insurance	\$2,151.00
Mail Box Rental	\$255.00
Postage	\$90.00
Website	\$270.00
Park Repairs	\$2,000.00
Landscape Maintenance	\$10,000.00
Front Entrance Landscape & Sign *	\$50,000.00
Sprinkler System	\$3,000.00
Utilities - Electric	\$180.00
Utilities - Water Expense	\$750.00
Total Expenses	\$73,696.00

Net Income /Loss - \$52,486.00

* One time expense

6. Election of Board of Directors – 2 position open

- Tianyi Chen Member at Large Voted In Unanimously
- Sabrina Zelezniak Member at Large Voted In Unanimously
- Durgaprasada Kalluraya Extend Member at Large for one more year Voted In Unanimously

7. New Business

- Discussion options and take suggestions for replacement front entrance design
 - Try for low maintenance
 - Form a “natural barrier” to improve privacy/seclusion
- Neighborhood Garage Sale proposed by Dale for May 22
 - Champ suggested that we could try to get Eastside F&R to administer Covid vaccinations
 - Advertising Options
 - Can use sign board
 - Consider coordinating with Klahanie
- Intentions are to resume end of Summer Picnic
- Car break-ins were raised as an ongoing concern

8. Meeting Adjourned at 7:21