



The WOODS at Lake Wilderness Homeowner's Association

P.O. Box 1157 Maple Valley, WA 98038

WWW.WOODS-HOA.COM

HOA Annual Meeting Minutes April 27, 2017

Meeting start: 6:35pm
Meeting closed to reopen for quorum at: 6:38pm
Motion: John Mahowald
Second: Patrick Jaybush
Meeting start: 6:39pm

Brett Malen – Review of meeting agenda

Jennifer Koskovich - Reading of minutes from last annual meeting

- Review for questions or comments – none
- Acceptance of minutes:
 - o Motion: John Mahowald
 - o Second: Patrick Jaybush

Karl Durham - Treasurer Report Presented

- Large majority spent in landscaping costs – including addition of 3 picnic benches and new wood chips in the community play area
- New laptop purchased for treasurer role
- Working on repurposing old laptop for secretary role
- Extra costs in 2016 for building new HOW website
- Additional cost in 2017 to transition ownership of website

Karl Durham - Dues Collection Progress

- At this time, 43 have not yet paid dues
- Due date for dues payment is May 15, 2017
- Remaining dues can be mailed to PO Box, or submitted to HOA directly

Karl Durham - Website Updates

- Due to transition of owners, homeowners need to reregister to the HOA website
- At this time, only 3 members on the website
- ACC page has been created and added to the website, including fillable pdf ACC request form.
- There is a current ACC opening, asked owners to let VP know if there is interest.

- Interest was shown by owner about the ability to pay dues via the website. Reviewed that the HOA has looked into the options but it has not been a reasonable cost at this time.
- Facebook group membership is currently at 70 members

Brett Malen – Review of HOA and Community Accomplishments from 2016

Jennifer Koskovich – By Laws Update

- Several years ago the dues were increased from \$200 per year to \$250 per year.
- Proposal made to update the by laws to reference current dues rate as follows:
Article Eight – Assessments
Section One – Types of Assessment Each Lot shall be subject to an annual assessment of charges, and certain special assessments, in an amount of two hundred fifty dollars per year (\$250).
- Acceptance of updating language occurred.

Brett Malen – Election of Officers

- Christina Martinell is moving and has stepped down from the Treasurer role April 27, 2017
 - o Vanessa Jones has volunteered to step into the role.
 - o Acceptance of Vanessa Jones taking Treasurer role occurred.
 - o Vanessa Jones takes Treasurer role as of April 27, 2017
- Brett Malen is stepping down from President role as of April 27, 2017
 - o Asked for volunteers and interest in filling President role
 - o Review of President role and responsibilities
 - o Due to limited interest at the current time, Karl Durham will vacate his role as Vice President in order to step into President role for the time being.

Community Concerns:

- Concern was expressed about the city painting the road leading in to the neighborhood during the parade preparation
- Questions raised about more temporary options
- Explanation given to all present about the use of the road for staging purposes.

Brett Malen - Tree Discussion Introduction

- Laura Papritz from John L. Scott was present to give input on the value of trees in the neighborhood. Laura's agency is the top office in 22 counties.
 - o Laura explained that trees can be valued from \$1000-\$10,000 (higher priced are rare, old, and/or unique)
 - o The actual value lied within the feeling of the buyer – feelings of the landscape of new development versus completed landscape in established neighborhoods.
 - o The value of Maple Valley homes is on average \$70,000 more
 - o Maple Valley is parallel to San Francisco market at about half

- Question was asked about the issue of sidewalk damage and if it would decrease value. Laura advised that it may not decrease value, but may impact buyer feelings based on aesthetic and safety.
- Question was asked for Laura's opinion on difference between home esthetics. Laura advised that is a buyer is looking for neighborhood like WALW then they are looking for a similar look between houses. Many Maple Valley buyers are looking for a happy medium of community and the value that is a lovely place to live.
- Board advised those present that a mail-in ballot will be created with options on how to deal with issues and concerns of trees (roots damaging sidewalks, roots damaging irrigation system, tree height blocking street lights)
- Options for vote may include keeping trees and turning off water, removing trees, replacement with species arborist suggested.
- It was shared that some of the trees that were dead and removed from the community area where specifically chosen to soak up water during rain season. So far no issue with the remaining trees still serving that purpose. The Board will continue to monitor.
- Arborist advised that at this time, trees lining the inner circle of homes is ok. May need further review in the future.

Brett Malen - Adjourn the Meeting

Motion: John Malhowald

Second: Cynthia Rowman

Meeting closed 7:38pm