

EDGEWOOD VILLAGE HOMEOWNERS ASSOCIATION  
ANNUAL MEMBER MEETING  
September 24, 2016  
Minutes

Members Present: Larry and Laura Ainsworth, Linda Anderson, Meryl Friedman, Michael and Jane Armstrong, Jim and Trisha Caddey, Phil Hunsucker, Kristi Helmecke; Gale Kulm, Billie Land, Dean Larson, Jim, Nickless, Brett and Sue Oemichen, Jim and Peggy Selby, Randy and Kathy Shelley, Don and Misty Silva, Ken and Judy Stahl, Al and Kay Standish

Meeting was called to order at 11:06 by Kathy Shelley, President.

A Quorum was established. 19 out of 27 memberships were represented in person or by proxy which is 70%.

Kathy Shelley welcomed all members and everyone introduced themselves.

The June 23, 2015 EVHOA Annual Meeting minutes were approved. See ballot results below.

The Financial Report was given by Jim Nickless, Treasurer.

- The proposed budget and annual financial report were previously sent to all members.
- The report formats have changed this year.
- The financials will be posted to the website on a quarterly basis.
- Our registered agent has been changed to Edgewood Village Homeowners Association. Our address was changed to 120 Spinnaker Place, Port Ludlow.
- The PO Box was discontinued and we receive our mail at the above address which is the Bay Club.
- Online banking has been initiated to save the association a few dollars.
- The water was turned off at the entry to eliminate the monthly fee. New plantings are established and should not need further watering.
- Edgewood Village has two bank accounts. Our operating account is at Kitsap Bank and our CD is at Sound Bank.
- Edgewood Village is exempt from the Washington RCW requirement for a Reserve Study. RCW 64.38.090 provides for three exemptions to the reserve study requirements. The cost of the reserve study would exceed five percent of Edgewood Village's annual budget and Edgewood Village does not have significant assets.
- One member has not paid their dues for this year. The Board will be looking at whether to establish a policy similar to SBICA's Assessment and Collection Policy, or other options at the next board meeting. Members were asked to bring their ideas to the meeting.

A motion was made and seconded to accept the Financial Report. Motion passed. The proposed budget was approved. See ballot results below.

The ARC Annual Report was given by Jane Armstrong, Vice President.

- The EVHOA ARC and Landscape Report – July 2015 to June 2016 was previously sent to all members.
- The golf course is mowing holes 1 and 2. The Trails Committee is keeping the perimeter mowed.
- Tract D maintenance was resumed in June. Grassy area off of Tract E has been put on hold.
- Two complaints were heard by the Board this year. The final decision by the SBCA ARC on the first complaint was sent to all members previously by Kathy Shelley. This decision was been appealed to the SBCA Board of Directors. A conservator for the family of the second complaint is working with Jane. Work is progressing. Jane will discuss ongoing maintenance plans once the initial cleanup is complete.
- A complaint was received by the Board in August which is the current (2016/2017) fiscal year. A meeting was scheduled with those involved as per our complaint policy. Prior to starting the meeting the involved homeowners agreed to meet to work out the issues. At this time, the complaint remains with the homeowners.
- A spreadsheet with dues for South Bay villages was distributed. Edgewood's dues are very low compared to other villages.
- A process will be developed at the next board meeting to gather input from members regarding common area maintenance on Deer Hollow and Edgewood sides with a goal of reviewing current practices and member expectations to come to a common understanding and agreeable practice for Edgewood common area maintenance.
- A suggestion was made to incorporate work parties.

A motion was made and seconded to approve the landscape report. Motion passed.

The Edgewood Village website username and password were distributed. Edgewood members can now log into the SBCA website using the Edgewood username and password. You will no longer have to remember separate information for each site. A suggestion was made to attach the CC&Rs to the opening page so prospective buyers can have access.

The Firewise Program Report was written by Kay Cathcart and reviewed by Kathy Shelley. A fact sheet with tips to protect your own property was also distributed.

The Emergency Preparedness Report was given by Michael Armstrong.

- Gail Kulm, Trisha Caddey, and Michael are block captains for Edgewood Drive. We are looking for volunteers the Deer Hollow.
- Rod Stern and Pat Lohrey are the Port Ludlow Community Coordinators.
- FEMA and Jefferson County have excellent websites with a lot of valuable information regarding emergency preparedness.
- Disaster supply lists were reviewed. Everyone was encouraged to have fire extinguishers and have them checked. Contact Michael for a vendor in Poulsbo.

Secure mailboxes were discussed. An information sheet was previously distributed to all members. Members voiced their desire to be included in the location decision. Members were asked to include their preference for option 1 or 2 on their ballot. Secure mailboxes were approved. See ballot results below. Of the 14 members voting for secure mailboxes, eight indicated a preference for Option 2 and three indicated a preference for Option 1 – with one including the comment “But Option Two is acceptable too.” Details on number and location of mailboxes will be discussed at the next board meeting. The Board will continue to seek input from all homeowners.

Additional Business: A group is working to modify the speed limit on Paradise Bay Road and may be asking for input. Watch for more information.

Returning Board members are Jane Armstrong and Sue Oemichen. The Board has recommended a fifth board member position. Edgewood Village Bylaws, Article IV, Section 1 states “The affairs of this Association shall be managed by a Board of at least three (3) and no more than nine (9 members.)”. A vote for three Board members authorizes this fifth position.

Ken Stahl and Kristi Helmecke assisted with counting votes.

Voting Results: 19 memberships voting

- New Board Members

Kathy Shelley	17	Write in	0
Don Silva	18	Abstain	1
Jim Nickless	17		
- Ballot Item 1: Resolved that the June 23, 2015 Annual Meeting be approved.

Yes	17
No	0
- Ballot Item 2: Resolved that the 2016/2017 Operating Budget be ratified.

Yes	16
No	2
- Ballot Item 3: Resolved that secure mailboxes be installed for both Deer Hollow and Edgewood Drive homeowners.

Yes	14
No	4
Abstain	1

Meeting adjourned at 12:39 pm.