

EDGEWOOD VILLAGE HOMEOWNERS ASSOCIATION  
BOARD MEETING  
4/25/17  
APPROVED MINUTES

Meeting was called to order at 10 am by President Jane Armstrong.

Board members present: Jane Armstrong, Sue Oemichen, Jim Nickless, Kathy Shelley (via FaceTime), Don Silva

Edgewood homeowners present: Brett Oemichen, Gail Chanpong, Michael Armstrong

A quorum was present: 5/5.

An agenda item was added to #10 Other Board Business for Consideration – Village address change

Secretary Report:

**Motion made and seconded to approve the January 19, 2017 Edgewood Board of Directors meeting minutes and January 23, 2017 Special Board meeting minutes. Motion approved 5/5.**

Correspondence - Firewise information which was forwarded to Gail Chanpong.

Discussion on Edgewood email address. This email is only monitored weekly. If a member needs an immediate response, please contact a Board member. Sue will add this to the bottom of outgoing emails.

We have new neighbors moving into the Koenig's. Watch for contact information.

Financial Reports:

Jim presented the quarterly report. Kitsap Bank (operating account) Q3 starting balance was \$3515.63; Q3 ending balance is \$3434.89; total expenses paid in Q3 were \$51.94. **Motion made and seconded to accept the third quarter 2016/2017 Quarterly Report and post to the Edgewood website. Motion passed 5/5.**

Jim has updated and submitted the Annual Report for EVHOA to the Washington Secretary of State, with the \$10 fee payment. Jim also verified that this was received by the State and our corporate status was updated. Next annual report to the State is due by 2/28/18.

The mailbox project came in \$74.16 under allocated funds. Total actual expense for the project was \$5211.01.

In Q3, Jefferson County taxes were paid for the property tracts owned by EVHOA for annual amount of \$17.90. For information purposes, EVHOA is a non-profit, so we are not charged taxes. The amount paid was assessed on the tax statement for fire control. The next tax bill is due February 2018.

Jim reported that Edgewood Village is in good financial health. We should have an excess amount to open a savings account/CD at the end of this fiscal year. **Motion made and seconded to maintain Edgewood dues at the current rate (\$160 per year) for the FY 2017/2018. Motion passed 5/5.** Jim will send dues notices for next year's dues (\$160) by June 1, 2017 with a copy of our assessment policy and a note that checks will be held until the beginning of our Fiscal year, July 1, 2017.

Jim has developed a Chart of Accounts which will be sent to all members with the proposed budget for next year. **Motion made and seconded to approve the 2017/2018 budget consistent and without change from the 2016/2017 budget. Motion passed 5/5.**

ARC and Landscaping update:

Don reviewed the landscaping report. Discussion on the maintenance and landscaping of common areas. All requests for landscaping in common areas need to go through the Landscaping Chair. Homeowners cannot leave lawn debris in common areas. Per our CC&Rs, Edgewood Homeowners and guests do not have access to Tract D. All landscaping on Tract D will be done by our landscaper. Don will revise a reminder note for homeowners. Discussion on Edgewood CC&R 4.14 which requires all homeowners to have a light on the front of their home or garage. Sue will add this information to Don's note and send to Board members for review prior to sending to all members.

ARC Submission – 101 Edgewood Drive – Don reviewed the ARC application for a flag pole and 10x10 patio. **Motion made and seconded to approve this request pending notification to all Edgewood Drive homeowners. Motion passed 5/5.** Don will send to SBCA ARC.

Updates:

Block Watch signs were discussed. We will not put up these signs at this time.

Firewise:

Gail Chanpong reported on the Firewise Program. Sue will send Gail's written report to all members.

Board Responsibilities:

Discussion on splitting up the landscaping and ARC roles from the VP. Both can be time consuming and most of the work is at the same time of the year. It was decided that the 5<sup>th</sup> Board member take one of these roles. Don will continue the Landscaping Chair role and Kathy will assume the ARC Chair role.

Meeting Dates:

The Annual Meeting for Edgewood will be Friday, July 7, 2017. Jane will check on a room at the Bay Club. Pending availability at the Bay Club, the time is set for 11 am with a barbecue following the meeting at the Bay Club. Sue will send out due dates for Annual Meeting preparations. Jane and Sue's terms are up. We will need to recruit for two new Board members.

The next scheduled Board Meeting will be following the Annual Meeting on Friday, July 7, 2017 for the election of officers.

Village Address Change:

Discussion on changing our address to be able to use an open slot in our secure mailbox.

**Motion made and seconded to approve changing EVHOA's address to utilize a secure mailbox. Motion passed 5/5.** Sue will check with Jefferson County on the process to accomplish this.

Member Feedback:

Gale Kulm has suggested that we coordinate with interested homeowners to have the batteries changed in their smoke detectors by the Fire Department. Everyone felt this was a good idea. Gail Chanpong will help coordinate this in the fall.

Socials:

We have had a Rib Cook-off on 11/13/16 and a Potluck on 3/3/17. Our next social will be following the Annual Meeting on 7/7/17. We have also scheduled a social for 10/7/17 – theme to be announced.

Our appetizers on the cul de sac will resume with the improvement in weather. Watch for details.

**Motion made and seconded to adjourn the meeting at 1210. Motion passed 5/5.**

