

The Greens at Loomis Trail HOA
Board of Directors Meeting
Wednesday August 3, 2022 6:00 PM - 7:30 PM
Blaine Library Meeting Room

MEETING MINUTES

1. The meeting was called to order, the required Quorum of 3 out of the 5 Directors were present, President: Ryan Barnes, Vice President: Doug Moore, and Treasurer: Shamika Brooks.
Absent were Secretary: Kathy Barnes and Member: Kevin Cavanaugh
2. Welcome and Introduced eight (8) Association Members
3. Open Comment/Question Time (10 minutes) for attending lot owners and guests
4. Secretary's Report - Kathy Barnes
 - The Board of Directors Meeting Minutes from 8-3-22 were approved by vote at the meeting.
5. Special Board Meeting Motions - Ryan Barnes
The Board holds Special Board Meetings via group email for voting and approving "Only One Specific Motion"; in accordance with Bylaws Paragraph 5.3.4 "Notice and Waiver of Special Board Meetings" where attendance at the meeting and voting by email constitutes waiver of the 72 hour prior notice providing no Board Member objects to the "transaction of business" in the Special Board Meeting. So long as all Board Members respond and vote via email, the Special Board Meeting's 72 hour prior notice is waived and the stated motion results shall be recorded in the next regular Board Meeting Minutes. If there is an objection to the motion or abstention from voting by any Board Member, then the motion is tabled for discussion at the next regular scheduled Board Meeting.

Special Meeting Motions: (3 Total)

- July 28, 2022 – A Special Board Meeting vote was held via email for Lot 37, Div1, 8625 Ashbury Court following a July 27, 2022 - 30 day deadline which had passed and Not all landscaping work was completed per the approved landscaping plan. The Motion: "To send a letter to the lot Owner at 8625 Ashbury Court granting one last and final 30 day period to complete all the approved landscaping plan work dated 6-27-22. If all 5 work items outlined are not completed, the \$25 per day fine will be applied retroactively back to the 7-27-22 first missed deadline. Additionally, if the three (3) fruit trees are not planted by the end of February 2023, a \$250 fine will be assessed." The motion passed and the letter was sent on August 2, 2022 to the lot owner.
- July 12, 2022 - A Special Board Meeting vote was held via email for Tract F, Div.1 on Ashbury Court. Motion: "To approve Tract F's home construction plans submitted on 7-6-22." The motion did Not pass. The plans were Not approved based on 10 construction violations referenced in the CC&Rs.
- July 27, 2022 – A Special Board Meeting vote was held via email for Tract F, Div.1, on Ashbury Court. Motion: "To grant Variances for the list of 10 CC&R Violations with the submitted plans dated 7-6-22 - in exchange for the Lot Owner signing the revised eight (8) year old agreement acknowledging the Tract F property is part of the HOA and bound by it's Governing Documents. The motion passed and the offer was presented to the lot owner.

6. Treasurer's Report – Shamika Brooks

As of June 30, 2022:	Main Checking Account is	\$15,726.18	(\$19,458.74 in April 2022)
	Reserve Savings Account is	\$93,052.41	(\$91,247.84 in April 2022)
	Certificate of Deposit is	\$ 9,815.25	(\$ 9,815.25 in April 2022)
	Total	\$118,593.84	(\$120,521.83 in April 2022)

2022 Annual Operating Budget \$65,017. Future major expenses \$7,242 for annual Stormwater Tract Mowing & Grass Removal in September. Stormwater Settlement Ponds Tract D Culvert Screen Platform fabrication and installation in the fall, estimated \$15,000. Grind down sidewalk tripping hazards \$3,500.

Significant Overdue Accounts as of June 30, 2022:

- Nichols – 09: A Lien has been placed on the property by the HOA for unpaid dues of \$830 as of 6-30-22.

Loomis Trail Home Owners Association A/R Aging Summary As of June 30, 2022						
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Allen - 40	0.00	65.00	0.00	0.00	0.00	65.00
Cavanaugh - 54	0.00	90.00	0.00	0.00	0.00	90.00
Nichols - 09	0.00	90.00	90.00	90.00	405.00	675.00
TOTAL	0.00	245.00	90.00	90.00	405.00	830.00

7. Home Construction –

The Greens at Loomis Trail continues to be a highly desirable place to live.

- Lot 64, Div1, 8624 Ashbury Court, and email from the lot owner on July 6, 2022 indicated all foundation and civil work was completed. Framing work is scheduled to begin next month.

8. Maintenance Report – Ryan Barnes

- The Board is in the process of securing a contractor to install the platform screen that is being fabricated for delivery in the fall of 2022. On March 11, 2022, fabrication of the Tract D Inlet Screen Platform was awarded to Reinkes Fabrication, Inc. in Bellingham for \$11,500. The next closest bid was for \$21,200 and included installation. The Board budgeted \$15,000 to be spent in 2022 from the Reserve Account.
- June 2, 2022 Several tripping hazards with uneven sidewalk squares were noted and one lot owner tripped and injured themselves. As a result, the Board has identified nineteen (19) sidewalk edges that are over 1/2 inch tall, have been spray painted blue, and have solicited bids from 3 companies to correct. Two bids were received and the work was awarded to the lowest bidder via Board vote. All surface grinding was completed using an engine powered scarifier-grinder on July 15, 2022 for \$3,500 and will be paid from the HOA Reserve Account.
- It was recently noted that there are several small tiles that have fallen off or are loose on the bottom back side of the two main gate entry signs.
- It was also noted that the main gate has a lot of green mold on the surfaces and needs to be cleaned. This will be added to Gateway Controls scope the during their next maintenance visit. Unfortunately, Gateway Controls informed us they did not want to do the pressure washing for fear of taking off the gate paint.
- It was noted how the fire hydrants in the HOA are in need of painting since last summer. Kathy Barnes has worked with the City of Blaine. Due to lack of staffing in 2021 no painting was performed

last year. The city assured Kathy the hydrants would be painted this month and they were. All the Association hydrants have been painted by the City of Blaine and they look great.

9. Complaints and Violations Report - Ryan Barnes

10. Old Business

11. New Business

- On July 13, 2022 – An email from the lot owner at Lot 3 Div1, encouraged the Board to consider events that foster neighborliness and a sense of community and has requested permission to canvas the neighborhood for support of such things as: National Night Out, Light Out (Earth Hour), Tiny Free Library, Communal Shredding, Communal Knife Grinder, Texas Exes, etc.

The following response will be discussed and voted on during the meeting: Proposed draft; “Due to our ‘no Solicitation Policy the Board cannot grant permission or endorse canvassing of the HOA.’ However, we do encourage you to post a message in the next Newsletter requesting interested members contact you to get involved. Additionally, the Board encourages discussing your community involvement ideas with interested neighbors.”

- We recently had a couple of solicitors go through the neighborhood. One was for a pest control company and the other was a politician campaigning. Both were informed soliciting was not allowed and both claimed they didn’t see any signs. It has been suggested by a lot owner that the Board consider increasing the size of the existing “No Soliciting” sign on the entry gates and to add an additional sign that reads “Entry by Invitation Only”. Following discussion, a motion was approved; To purchase and install up to 6 signs, “No Solicitation” and a second sign that reads “Entry by Invitation Only”

12. **Motion to Adjourn** until the next scheduled BOD Meeting on October 3, 2022.