

October 1, 2014

Indian Hill Road Association General Meeting Minutes

Secretary's note: These meeting notes combine the published agenda for the meeting with summaries of the discussions during the meeting so that someone who did not attend can have all the information presented to those who did attend.

I. **Attendance** by parcel owner(s) (30 owners attended representing 23 parcels)

Michael Akers & Jason Weatherholtz	Mike & Kim Arellano	Dana Backiel
Suzy Berger	Sheri Bucy	Maura Callahan & David Bach
Levi Dale	Bill Filip	Larry Gmeiner
Jared Hair and Laura Tautz	Cortney Honan	Tim Huber and Kris Cernak
Kristina Huntley	Dave Kampp	John & Cheryl Kuncl
Rob and Ashleigh McCann	Kit McCormick and Dave Eiffert	Staci Miller
Judie Moses	Sydney Mullock	Sue Ranney
Mark Stadick	Robert Wright	

II. **Treasurer's report**

The current bank balance is \$24,981.75. This reflects billing through the third quarter. Expenses this year were just over \$400, which includes a new set of windshield stickers and resupply of office supplies.

III. **Current conditions**

Staci explained that while the road is not where it should be, the leadership team has been working on it. During the formation of the team, the plan that was presented back in March was delayed. The delays were a result of the team's work on gathering bids from contractors to ensure we were being as fiscally responsible as possible. Other contributors to the delays were the weather and the unavailability of contractors.

IV. **Update for current road maintenance plan**

- The team has discussed the need to focus work on the first hill. We feel this has become a priority area.
- A budget expenditure of \$16,000.00 was approved during the May meeting- that money will go towards getting the first hill correct, and as far along up the road as possible.
- Levi has our road work scheduled with NW Asphalt for mid-October. Also included in this work will be ditch clearing/brushing as necessary. Since our May meeting, funds have increased significantly and we feel that we can go \$4,000.00 dollars over the proposed \$16,000.00 That should cover much more than just the first hill for ditch work.
- An email will be sent a couple days before road work starts. Staci will attempt to contact UPS and FedEx to let them know that deliveries are best left in town to be picked up for a few days, as their trucks drive too fast and cause damage. UPS has a station on the ridge, and I believe FedEx can deliver to the Post Office.

Discussion: Agreed that delaying package deliveries to owners isn't a popular solution so the option may be to request that delivery drivers proceed slowly and with additional caution.

V. **Update on CenturyLink and Puget Sound Energy**

(We didn't discuss this topic because of a rush to new business.)

Repair work was done on power lines up at the top of the hill a couple weeks ago. Dana Bakiel gave Staci the heads up. She has made many phone calls to PSE and discovered that we are scheduled to have our power lines replaced next year. Staci called Suzy and they

discussed this opportunity to see if CLink could run new lines at the same time. We will continue to monitor this situation, but for now Suzy feels, and Staci agrees, to not add anything to the current situation. We are on the edge of finding out how much CLink is willing to do to help out our Internet dilemma. If we get the cold shoulder from them, then Staci will approach Comcast and see if they would be willing to piggy-back on PSE's work. PSE is very familiar with this type of arrangement and has protocol in place to work it out at their end.

VI. New business

John Kuncl and Dave Kampp expressed the opinion that the leadership team wasn't managing road maintenance well.

Staci clarified the approach they are taking as described above in these notes and presented the plan for fall maintenance that followed the plan agreed to at earlier meetings. John laid out a plan that involved working with Bill Filip of Imperial Construction and Northwest Asphalt to do necessary drainage work and focus on building the surface of the road with more processed, recycled asphalt.

Kit McCormick stated, "The plans sound the same to me."

Levi confirmed that he has been working with Bill since May to define the exact scope of the work to be done in the next road work.

Bill Filip provided more information on what amount of service he thought he could provide with a \$20K budget. He stated that he could bring in sufficient material to create a crown on the road with coverage as far as Jackson hill. The ditches would be cleaned where it was needed to allow for proper drainage.

Leadership stated more details of the plan, described above, which tweaks the May plan by clarifying that Levi is continuing as road maintenance coordinator, working with Bill Filip and Northwest Asphalt as contractors to improve drainage and the road surface. Owners approved proceeding with the scope of work made possible by an increased budget of \$20K.

Larry Gmeiner emphasized the importance of an overall maintenance plan and budget for the road that we could execute. There was general agreement that a formal, long-term maintenance plan (spring/fall schedule) and budget (working within collectible funds) needs to be established. The leadership team commented that we were working toward that same goal.

Suzi Berger suggested we meet more often. Leadership agreed to consider a meeting early in 2015 after the upcoming work is completed. At that time we can better estimate maintenance costs and decide if an increase in monthly contributions is necessary.

Dave Kampp asked that the Indian Hill treasurer publish owner balances indefinitely along with statements. Leadership replied that the publishing of balances was understood as a one-time event, which opened up discussion on the subject and ended in a vote. Those present voted in favor of publishing all balances for those subject to the RMA with every quarterly billing.

Jason suggested raising the dues by \$10 a month so that we had more money to cover semi-annual maintenance. This was discussed and then shelved until the January meeting when we could formulate a better idea of what semi-annual maintenance might cost.

Kim Arellano mentioned that the current policy of the association is that a vote on raising dues requires a vote of all owners. (This may require voting by paper ballot. We are seeking the details of this policy.)

Meeting adjourned at 8:08 P.M.