

Minutes of Annual Meeting of Aune Homeowners Association

A meeting of the above referenced Non-Profit Corporation was held on March 12, 2008, as provided for in the Bylaws of the Association, at the Cascade Elementary School gymnasium.

The following Board of Directors was present:

President	Kari Coleman (KC)
Vice President	Brenda Corbett (BC)
Treasurer and Secretary	Dianne Trabont (DT)

The following members were present:

Norman Fallen & Karen Baker	Stacie Thesenvitz	Abbie Riley	Janet Hollenbeck
Cheryl Luellen	Rob & Sandy Racz	Terry & Holly Jackson	Cuentin Coleman
Karen Swanson			

KC called the meeting to order at 6:30 PM.

KC started the meeting with a personal introduction and introduced Board members BC and DT. KC gave a brief discussion of each board position. After the introductions, KC presented the following overview of 2007:

1. Cars being parked on 56th Ave for long term were discussed with members and all agree that The Board should let the owners of these vehicles know that it is a hazard to oncoming traffic and need to be parked in a driveway. KC read the notice letter to members and all agreed to approve it.
2. The issue of trespassing was discussed. The Board suggested that if a homeowner finds trespassers on their property, the homeowner should immediately call the Sheriff. It was also added that if the homeowner could email with a description of the trespassers to the Aune98270@hotmail.com email, the board can notify the parents of the trespassers if they are children from our association.
3. On 103rd St NE there is a green, four door Suzuki that has been abandoned and has been sitting for months. KC has called and e mailed the Sherriff multiple times and it has not been towed yet. The Board is looking into getting someone to take it away.
4. The board discussed that some lots were leaving trash and trash receptacles in front of homes. It is trashy looking and is leaving trash to blow away and is causing the roads to be messy. The members agreed to make clarification to CC&R's regarding the garbage cans. They need to be stored behind a fence, in a garage or on the side of the homes. Members agree to this clarification.
5. DT discussed the addition of the front garden area on 100th and 56th. She also brought up the issue of needing landscaping services. Matt Tesenvitz provided us with landscaping services for 2007 and he will not be able to continue. We asked the members present if anyone had ideas. Rob Racz mentioned that he might have someone that could help us out. He will get back to the Board soon. DT also talked

about getting the trees planted on 56th Ave and Racz also said that he might have someone that could get a discount for the trees. DT mentioned that when we do this project, we will need men to help us dig holes for the trees.

6. KC reviewed homes that were up for sale and their prices. One home sold in 2007. Lot 9 sold for \$280,000. Lot 10, 42 & 17 are all for sale now. There are still 12 rentals.

7. The Association had its Annual Yard Sale the first weekend in June and again, there were a large number of houses that participated. The Association will again have its annual yard sale the first weekend in June this year. Notices will be posted on mailboxes as a reminder 2 weeks before the yard sale.

8. The Association had its Annual Holiday Decorating Contest and there were a large number of houses that were so beautifully decorated. Members were asked to vote for their top 3 favorites via email. The winners were Lot 34, Lot 4 and Lot 14. Since there was little voting, KC asked the members if they wanted to continue the contest. The members said that they enjoy it and wish it to continue. The Association will again hold a holiday decorating contest for 2008. Members agreed to leave it up to the Board's discretion to give out the prizes by member vote or by board vote.

9. KC presented the following 2007 financials (SEE ENCLOSURE):

First page of the handout is the 2007 Check Register. Year-end balance is \$2231.41. KC reminded members that D&O insurance did go out in Jan 2008 out of this money.

On the back of that page, is the Contingency Ledger. This is our "Rainy Day" fund to cushion the association if we were to have an unexpected expense that needed to be covered and was not in the budget. The year-end balance is \$1142.15

On the next page, is the Cash Statement. At the top, are the amounts carried over from 2006 (\$591.14), the total 2007 money in (\$6689.55) and total money out (\$4458.14). At the bottom, you will see the same number of \$2231.41 as shown on the check register.

10. KC reviews the proposed operating budget of 2008 (SEE ENCLOSURE).

The Board will continue to work on improving the common area with a sign and the planting of trees. Because the Board is now being forced to start placing liens on properties, we still have some money allocated to retain an attorney. As time goes on, there is a need to replace old office supplies and there is a need to add files, folders, binders, etc... as to keep paper copies of everything since 2002 as well as on disc. Because there are members that do not pay by the due date, late statements have to be mailed and some of those are via certified mail, which costs more. The annual expenses, annual yard sale, PO Box rental, holiday funds are not expected to increase and if so, only very little. The total budgeted expenses come to \$6600 and divide that by 44 lots equals \$150.00 per lot. On the last page, KC explains that 2007 balance of \$1142.15 is carried

over into 2008 with the Board adding \$540.00 of the unpaid dues received in 2008. \$454.00 is estimated to be put into the 2008 contingency fund. All this totaling \$2136.15.

KC, along with the other Board members, discusses the need of people to volunteer to a position on the Board. Of the members present, no one volunteered. The Board will meet next week to discuss the issues brought up by members and get the planting of trees underway. The members present had no objections.

KC opens the floor to open discussion, Members present inquired about the speeding on 56th Drive NE and KC informed them that the Snohomish County Sheriff parks in the cul-de-sacs before and after school to catch speeders. Members present asked about the blackberry bushes behind lots 1 through 8 and who they could contact to get rid of the bushes. KC informed them that Mr. Davis owns all of that property and that they need to contact him to see what can be done. Members also wondered about fences that are between lots. They wanted to understand if they shared the fence or if one homeowner owned it. The Board informed them that the fences are co-owned and that they need to work with their neighbor to replace the fence. The Board reminded everyone that all suggestions are considered and discussed in detail.

The Board again requests further involvement with committees and HOA issues.
The meeting was adjourned at 8:00 P.M.

Submitted by:

Brenda Corbett, Vice President

Accepted by Board of Directors:

Kari Coleman, President