

## **Minutes of Annual Meeting of Aune Homeowners Association**

A meeting of the above referenced Non-Profit Corporation was held on March 15, 2006, as provided for in the Bylaws of the Association, at the Marysville Public Library.

The following Directors were present:

President	Matt Thesenvitz
Vice President	Melanie Cochrun
Secretary	Stacie Thesenvitz

The following members were present:

Kari Coleman	Frank & Monique Flowers	Matt & Stacie Thesenvitz
Mike Reynolds & Christina O'Brien	Cheryl Luellen	Dianne Trabont
Sheryl Carr	Rob & Sandy Racz	John & Melanie Cochrun
Janet Hollenbeck	Tammy Webster	Jessie & Erin Anderson
Robert Swanson		

Matt Thesenvitz was given proxy by Lot 8 Riley and Erin Anderson was given proxy by Lot 34 Corbett.

Matt Thesenvitz called the meeting to order at 7:00 PM.

Matt Thesenvitz started off with personal introduction and brief discussion of his role for the past three years as President. Matt Thesenvitz informed members that his three year term is up for re-election and that a vote will take place later in the meeting. Melanie Cochrun gave a personal introduction and briefly discussed her role as Vice President. Melanie Cochrun also acknowledged and gave many thanks to Stacie Thesenvitz for her time and energy she has devoted to the role of Secretary. Matt Thesenvitz addressed the situation of Cristy Campbell, Treasurer. Cristy Campbell could not attend the meeting as she is in the process of moving. Matt Thesenvitz discussed the role of the Treasurer and that this position is open to be filled by vote or appointment.

Matt Thesenvitz reviewed a summary of Board and member activities over the past year:

- Landscaping** After the theft of planted trees and due to the health issues of some of the Board members, there has not been a lot of progress with the planting of flowers, bushes and trees in the common area. Funds allocated to this landscaping project are still in the account.
- Aune Yard Sale** The neighborhood yard sale was held the first weekend in June and was very successful; approximately 15-20 houses participated. The event will repeat every year the first weekend of June with the association covering the minimal cost of advertising and signs.
- Holiday Decorating** Many homes participated in the holiday decorating contest. This event will be repeated every year in December with members voting and gift cards are given out to the winners before Christmas.
- CC&R's/Fine Schedule** When the list of interpretations for various CC&R's was created and mailed out, CC&R violations were at a very minimum.

Because Treasurer, Cristy Campbell, was not present, Matt Thesenvitz presented the overall financial report of the association by reviewing four documents item by item: 2005 'Statement of Cash Receipts and Disbursements', 2005 'Aune Check Register', 2005 'Dues Record FYE 2005', and 'Proposed Operating Budget for 2006'. **Note: Copies of these documents are attached to these minutes for your reading.** A notable increase in 2005 was the insurance premium of approximately \$300.00. Cristy Campbell contacted Safeco to inquire about the increase. She was told that our Marysville area had an increase in claims; thus, the increase in premium. Cristy Campbell shopped around for better insurance rates and found it to be relatively the same so the Board kept the Safeco insurance policy. Matt Thesenvitz stated that as of the date of the Annual Meeting, there are now only three lots that have delinquent accounts. (Amounts are 2005 only.) Lot 22 Hyatt owes \$183.00. Currently, the house is for sale and the Board expects all monies will be paid at the time of closing. Lot 36 Mulvaney owes \$194.00. After some extensive research, the previous owner MEIS and their escrow company did not contact the HOA to get payoff information. The Board is working with Lot 36 Mulvaney (the Board just waived the \$100 delinquency fee) and the MEIS's escrow company on collecting back dues. Lot 42 Chapman owes \$389.00. The Board will aggressively pursue placing a lien on his property. Matt Thesenvitz pointed out that there were minimal increases in the 'Proposed Operating Budget for 2006'. At the end of 2005, there was a left over of monies that are in a reserve fund for unexpected expenses. Any and all late fees and penalties go into the reserve fund. No member present had any questions or concerns regarding association funds.

After Matt Thesenvitz discusses and reports the issues of year 2005, he officially resigns his role as President. The 3-year term is up for re-election. He asks the members present if one of them would be interested in taking over. No one came forward. Monique Flowers Lot 5 nominates a fellow, interested member, Brenda Corbett Lot 34. Matt Thesenvitz reads a letter from Brenda Corbett (she could not attend due to business travel) and discusses her credentials. Tammy Webster Lot 31 nominates herself to be on the Board. There are no objections to the nominations. Matt Thesenvitz explains the voting process and members fill out their ballots. John Cochrun collects and counts the ballots. By a vote of 11 to 5, Brenda Corbett is voted to the Board. Matt Thesenvitz and the current Board members will meet soon after the Annual Meeting to determine who and what are the roles of the members.

Still on the Board, Melanie Cochrun now speaks and addresses the need for volunteers to assist in future projects the Board would like to pursue. Without volunteers, the Board is limited.

Melanie Cochrun addressed the issue of the theft of planted trees and the future landscaping and tree/bush/flower planting. Thanks to Jay Katzoff Lot 3 (not present) was given in obtaining information and bids on landscaping companies. With these bids, the new Board will go through and decide on how to proceed and with whom. Melanie Cochrun also discussed plans to purchase more trees and plant them along the boulevard on both sides of 56<sup>th</sup> Drive NE; finishing with planting a tree on every other Lot. The Board will contact the member to make sure he/she will take care of them. Low maintenance plants were planted at the front corner of 100<sup>th</sup> Street and 56<sup>th</sup> Drive NE. This common area is becoming an issue as she has witnessed herself of the neighborhood kids walking right through the plants and leaves/branches being pulled off. Over time, this area has been destroyed. The Board would like to improve this area; however, what are the options to keep it from being destroyed again. Melanie Cochrun informed everyone that funds are spent on the actual tree or bush and materials. Planting is strictly a volunteer role. Please contact the Board if you are interested in planting.

Melanie Cochrun, Co-Chair of the Garage Sale Committee, reported that the garage sale was a huge success with the homeowners at large and would be repeated again this year the first Fri and Sat of June. The committee was granted a \$50 budget for advertising and signs. Stacie Thesenvitz is Co-Chair.

Melanie Cochrun informed members that Matt Thesenvitz delivered the 2005 Holiday Decorating Contest awards (Fred Meyer Gift Cards) to the winners who were: 1<sup>st</sup> Place – Dianne Trabont Lot 14, 2<sup>nd</sup> Place – Troy & Brenda Corbett Lot 34 and 3<sup>rd</sup> Place – Jessie & Erin Anderson Lot 32. The members felt the contest was fun and worthwhile and it will be repeated (in some form) next year. There was some discussion about changing the judging criteria from year-to-year in order to keep the contest fair for all homeowners within the association and to encourage more homeowners to participate.

Melanie Cochrun has in the past prepared and delivered the Aune Newsletter. Because of health issues and lack of volunteers, no newsletter was made. Melanie Cochrun expressed of how she would like to continue with putting out a newsletter, but she needs help. The Newsletter will be on hold until members volunteer their time and resources.

Kari Coleman Lot 4 was asked by the Board to gather information and present at the Annual Meeting. Kari has personally spoke with other members to see if they would be interested in being a Neighborhood Watch Captain. She has successfully recruited members; however, she needs a couple more to Captain the north end of 56<sup>th</sup> Drive NE. If you are interested, please contact the Association. Kari will work with the Board on setting up a meeting for members to become familiar with the watch program and ordering of signs. Thank you Kari!!!! Tammy Webster Lot 31 informed the Board that her neighbor, Charlie Engen Lot 30, knows a Neighborhood Watch Program police officer and will assist in setting up a meeting with this officer.

Members inquired about the speeding that happens up and down 56<sup>th</sup> Drive NE. It was noted, again, that the roads are maintained and governed by the County. Despite numerous complaint calls to County officials, speeding tickets issued and several speed measuring tests conducted in the neighborhood, the County has informed the HOA that the volume and degree of speeding does not meet the levels required to explore funding permanent speed deterrents. The Board will check into getting another test done. Contact the North Precinct at 360-629-4957 to report speeding.

Melanie Cochrun, assisted by Matt Thesenvitz, opened the floor for discussion. Both of them expressed that the Board will be in transition and both of them will contact the voted members. Property values were briefly discussed. Robert Racz Lots 16 & 28, a fellow homeowner and realtor, noted the sharp rise in values over the past few years. Prior to the Annual Meeting, Matt Thesenvitz researched selling prices of some of the Lots in the Plat of Aune. It appears that the 1014 SF rambler had a minimum increase of 20% since 2002. Robert Racz Lots 16 & 28 says selling prices are in the \$220,000-\$230,000 range. It appears that the 1322 SF 2-story had a minimum increase of 26% since 2002. Selling prices are in the \$230,000-\$240,000 range. It appears that the 1420 SF rambler had a minimum increase of 25%. Selling prices are in the \$230,000-\$240,000. To date, there has been no 1560 SF 2-story sold. Robert Racz will provide the Board with more accurate numbers. Matt Thesenvitz and Stacie Thesenvitz will contact him. Robert Racz Lots 16 & 28 believes that our property values will continue to increase thanks to the Aune Homeowners Association. You can just see it when you drive down the street. Nice yards, landscaping, enforcement of CC&Rs, etc.... He says to compare to Carlow Court, north on 56<sup>th</sup> Drive NE. Dianne Trabont Lot 14 informed the Board of some graffiti on a lamp post and mailbox. Matt Thesenvitz will work with the new Board to remove the graffiti. A number of members voice concerned with kids hanging out in the wooded area behind Lots 1 through 13. Kids have been loud, rude, breaking glass, destroying trees and plants, etc.... The Board has been in contact with the land owner. He is willing to help out with funding and putting up a wooden fence and posting signs. The new Board will be need to research county easements and codes before any funds are spent. The Board will need members to volunteer their tools and time. Kari Coleman Lot 4 voiced concern in regards to the pond. It was brought to the attention of the Board that over the winter months of very cold weather, the pond would freeze over and kids jumping the fence to shoe skate. Stacie Thesenvitz has and is still trying to get all liability information from the Snohomish

County Surface Water Management. Janet Hollenbeck Lot 25 shared a similar liability situation to all the members present. To prevent a lawsuit, Melanie Cochrun motioned for the Board to spend extra money on "No Trespassing Signs". Motioned was approved. Kari Coleman Lot 4 says she will get her landscaper to provide a bid to the Board. Robert Swanson Lot 35 offered to give the Board some names and numbers as to where we can get a good landscaper and a place to buy trees at discount. Mike Reynolds Lot 10 suggested asking Jessie Anderson to build flower bed(s) in the common area at the entrance. Austin Riley Lot 8 (not present) suggested that the Board have a lawyer look over our insurance policy in regards to tree damage. (One of the trees in the wooded area falls onto his property, for example.) Mike Reynolds Lot 10 says that according to his insurance company, it is determined by the tree itself. He used his property for an example; if a diseased tree fell onto his lot, the property owner of the tree is responsible for damages. If a healthy tree fell onto his lot, he (Mike) would be responsible for damages. Stacie Thesenvitz asked who determines if a tree is healthy or not. Mike's response was the insurance company makes that determination. Melanie Cochrun made an official complaint of the burning of trash in the backyard of Lot 27. All members present agreed that the odor is really bad and should not be done. The new Board will research the CC&R's before responding.

The Board reminded everyone that all suggestions are considered and discussed in detail.

The Board requested further involvement with committees and HOA issues. We asked those present to spread the word to their neighbors.

The meeting was adjourned at 8:30 P.M.

Submitted by:

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Stacie Thesenvitz, Secretary

Accepted by Board of Directors:

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Matt Thesenvitz, President