

**Aune Homeowners Association
Annual Board Meeting Minutes
March 27, 2013**

Members Present: Lori Borders and Dennis Borders (Lot 10), Eric Nicholson and Kathie Golden (Lot 39), Gayla Boast (Lot 33), Robert Swanson (Lot 35), James G. Surface (Lot 39), Norman Falleen and Karen Baker (Lot 2), Sean Simms (Lot 13), Casey Oberg (Lot 22), Leticia Helo (Lot 21)

Meeting started 6:18 P.M. – Lori Borders introduced herself and Eric Nicholson; also introduced Diane Trabont in absentia (ill).

It was determined that a quorum, as defined in the bylaws as 10% of total votes (or 5 lot owners), was in attendance for any actions except as otherwise provided in the Articles of Incorporation, the Declaration(CCR) or by the bylaws.

James Surface broached the subject of whether the attendees could vote to disband the HOA. It was determined that, while a quorum was present for regular activities of the HOA, Article I, Section 1.4 of the CCR prohibits an action of this type except by a vote of 70% of total votes (or 31 lot owners.) A straw poll was taken to determine if there was any interest in pursuing the action with all 8 of the other lots represented indicating that they had no interest in disbanding.

Lori presented current vacancies:

Election Cycle – each year a new person joins the board with a three year commitment.

Noted that Diane is moving off the board so one new board member needs to be elected to a three year term.

Also noted that Stacie Thesenvitz had resigned as the secretary as of January 31, 2013. The position is open to a qualified interested party and pays \$125 per month. Lori presented a list of the secretary's responsibilities which include:

- Federal and state tax filings
- Sending documents to new homeowners
- Purchasing supplies
- Attending board meetings and taking minutes
- Going to the PO box
- Managing the checkbook, making deposits and paying bills
- Managing common area landscaping maintenance and improvements
- Obtaining bids for and hires outside vendors

Sean Simms's wife may be interested in the secretary position – he will check with her and let the board know if she is available. Lori provided the job description to Shawn and provided her telephone number.

Election of new officers:

No volunteers stepped forward for either open position/**no elections held**. We will use email or mail to solicit for a new board member.

Review 2012 Budget to Actual and 2013 Budget:

Reviewed budget/treasurer's report; beginning balance was \$10,444.24; end balance was \$11,241.27. Of that amount, \$4,578.15 is set aside for the Contingency Reserve. The most likely use of Contingency Funds would be to dredge the detention pond if and when it is required by the city of Marysville.

Lori reviewed proposed 2013 budget. She noted that the only item that had increased significantly (by \$320/year) was Collections. The increase was made in anticipation of higher rates of foreclosure. Lori noted that the prior method of collections had been discontinued (TekCollect) and that liens will be filed with the county on Lots which are severely delinquent. The cost of TekCollect was 25% of the amounts collected. It was determined that Tekcollect had not collected on any dues that would not have been paid to us through the loan closing process, had a lien been filed. The recording fee for filing a lien is a flat fee of \$73.00.

A question was posed asking whether we usually get all of the money on foreclosed properties or just a fraction. Lori explained that whenever the closing agent had applied the Washington "Super Lien" clause, which technically only applies to condos, we had received all or nearly all of the delinquent dues for a given property.

Moved by Jim Surface to accept the budget, seconded by Casey Oberg.

Vote unanimous to accept the budget as proposed. (9-0).

Eric presented the new Aune Neighborhood website.

Website can be found at www.aunehoa.org

Website contains a calendar of events, can be used to announce yard or garage sales, items for sale etc.

Additionally, if a member of the association would like to add an item to the next board meeting agenda, the "Contact Us" feature can be used. They can convey their concerns, issues and questions using this feature.

Eric explained that it is a "work in progress" and not all documents showing are available yet.

Question arose as to whether there would be a garage sale this year – Lori clarified it is tentative, last time there was limited interest, may do again via email announcement.

2012 Home Sales and community activities:

In 2012 only one lot was transferred; Lot 34 sold as foreclosure for \$115K

Lot 9 is to be sold on the courthouse steps in April.

It was noted by Lori that, relative to their home values, residents should not be dismayed about the price of lots sold in foreclosure. As an example she cited a current appraisal on a lot (a foreclosure sale in August 2010) which was just appraised at a value \$30K over purchase price.

Eric did the work required by the City of Marysville to get the pond cleared using rented "Billy Goats". Residents will do this annually each fall, need one volunteer to help Eric with this.

He also mentioned there should be an early season cleanup of the pond as there is trash in the pond; at which we need to mow lawn across the front. We could barbeque at the same time.

Noted that Saturdays are the best for most people with at least one month's notice. A tentative date was set for April 27, from 1:00 p.m. to 5:00 p.m. Potluck/barbeque to follow.

It was noted also that the trees in the pond area are cottonwoods and may be likely to fall.

Jim Surface moved that we cut the trees down. Casey Oberg seconded (cut down or top, rather than fully remove them.)

The motion passed unanimously that we cut down the Poplar trees. This will be done as part of the work party with chain saws. Sean Simms may be able to dispose of the wood. He also suggested that we could set the firewood along the street for people to take.

Robert Swanson moved to adjourn at 7:00 p.m. and the motion passed unanimously.

Submitted by:

Lori K Borders, Vice President/Treasurer

Accepted by the Board of Directors:

Eric Nicholson, Secretary