

Topics: Landscaping, budget, miscellaneous, election

NELSON'S CREEK HOMEOWNERS' ASSOCIATION

Annual Meeting Minutes

June 2, 2014

I. Call to Order

With a quorum present the meeting was called to order at 7:05 PM at the home at Covenant Presbyterian Church hall. Ron Mercer moved and Sue Baldwin seconded that to forego the reading of the 2013 annual meeting and approve them. Jeff Busch mentioned that two members were leaving the Board and to be thinking about volunteering to run for the Board, adding that we would accept three if willing. Diana Kroger, Vice President and Joan Lubischer, Secretary introduced themselves. Nancy Kurtenbach, Treasurer could not make it, but provided the proposed budget for consideration. Dues collections are about the same as last year.

II. Landscaping

The City took out our wells during the street project. We now have City water, but not at the 144th Street entrance. We will be doing work on the last island on the Blondo entrance. We got the City to pay for the sidewalk on the West side at the Blondo entrance. The City would not put a sidewalk on the East side because it was too narrow and it did not meet code. We had to put in new sprinklers on the Blondo entrance.

Whose responsibility is it for the area between the fence on Blondo and the wall? That actually belongs to the property owners abutting the fence. It was suggested that a letter be written to those homeowners reminding them about their responsibility and possibly suggesting planting bushes

such as Bridal Wreath. But first Jeff Busch must get the City to clean up the mess that they left.

The landscaping on 144th Street is a mess. One suggestion was to call the City Public Works to complain. Bill, of Cut Above Lawn Care, used to take care of it when it was part of the SID. Joan Lubischer moved and it was seconded that the Homeowners' Association mow the land on 144th

Street. After considerable discussion, it was unanimously passed. It was agreed that the mowing would be done once a month. Jeff Busch will contact Bill of Cut Above Lawn Care to do the mowing. It was mentioned that we currently pay to mow the out lots and the islands.

A separate company is taking care of the trees on the islands.

We no longer own the land that used to have the signs on the 144th Street entrance. To put the signs back, we need to have the property owners near it get an easement from the City. The possibility of one sign on the island was presented. It was suggested that both entrances should look

the same. It was unanimously agreed that there should be two signs at the 144th Street entrance. Jeff Busch will contact the property owners involved and will get bids for the signs. Flowers will be planted around the signs after they are installed.

III. Budget

A proposed budget was distributed. Dues collections are about the same as last year – three out of four responded. Don Hindmorth moved and Gil Fredrick seconded to approve the budget as presented..

We will have to pay capital gains on the money the City gave us if it is not spent by the end of this year.

IV. Miscellaneous

Tom Rerucha gave the SID report: business is as usual, currently working on street maintenance. The SID has a balance of one and a half million in bonds, which will be paid up in seven to eight years. There has been no discussion for annexation this year, that is, Nelson's Creek is not on

the list to be annexed.

There is one empty lot left in Nelson's Creek, located on Patrick Avenue, owned by an individual. They must get approval of the architectural committee to build a house on it.

The Board sent notices to five homes that were in disrepair. Three have fixed the problems. One is for sale. One will be in foreclosure because the owner was convicted of fraud and sentenced to make recompense to HUD.

We would love to have volunteers to help with the July 4 parade. Stay afterwards if you are interested.

Someone asked if we could put a speed bump on the sidewalk between the fences ending on Nelson's Creek Drive. It was decided that we could not.

Is there going to be an update on the printed directory? No, it is updated on the website.

Is there any thought of asking the City to put a traffic signal at Nelson's Creek Drive and Blondo? Is it something we want to pursue? It was mentioned that if it is pursued, it should be pursued as a traffic signal that stops traffic on Blondo only when there is traffic on Nelson' Creek Drive.

Steve Osborn offered to pursue it and others said that they would support him. It was also mentioned that a small car turning left onto Nelson's Creek Drive from Blondo cannot see oncoming traffic.

V. Election

There are two vacancies on the Board, but we would accept three. Jeff Dougan and Brittney Lewis volunteered. They were unanimously approved.

Meeting adjourned at 8:20 PM

Joan Lubischer, Secretary