

Fennel Ridge Homeowners Association
Board Meeting Minutes – January 27th, 2025

1. Call to Order
2. Roll Call

Dave Scott, June Scott, Kathleen Edman, Sue Cooper

3. Reports

- 3.1. President's Report

Dave would like to get a newsletter put together soon to share the plans and priorities for 2025, and how these relate to the operating budget and capital improvements budget. Going forward the Board meeting minutes will be posted on the FR HOA website (with any confidential information redacted) so members can be informed about what is discussed and decided on at the meetings.

The FR HOA website will need to be moved to another hosting service paid for by the HOA as the one currently being used is Dave's personal one which he is paying for. The current contract ends on February 20th and he will not be renewing the service. The hosting service that Dave recommends is approximately \$35 for the first year and \$50 annually thereafter. An alternative is to start using an HOA management service, however, the one the Board has been considering (about \$60/month) has an additional fee for website hosting and we would be responsible for maintaining the site. For now, the website will be moved to another hosting service and the Board will re-visit the HOA management service at a later date.

Dave to:

- Draft a newsletter and share with the Board prior to posting on the FR HOA website.
- Migrate the FR HOA website to another hosting service, before February 20th.

- 3.2. Treasurer's Report

33 homeowners have paid their 2025 dues, and 4 homeowners paid their outstanding 2024 dues. There are two homeowners who have not yet paid their outstanding dues and fees. \$7,406.36 was deposited into the BECU checking account.

The Sound CU account has been closed and the balance transferred to BECU.

Current balances on the BECU accounts are:

Savings - \$6,372.70

Checking - \$13,096.98 (includes the \$7,406.36 deposit)

4. Old Business

4.1. Projects

4.1.1. Fences

Quotes are needed for the replacement of the fencing along 189th Ave E, and as a comparison, quotes for repairing just the two panels which blew down in December. Dave sent a request to Angi.com and has so far received two responses. A special assessment will most likely be needed to pay for the fence replacement. The quote will be used to determine the amount of the assessment (ie. quote price divided by 50). A General Meeting will be set up to discuss and vote on the special assessment once the cost to replace the fence is known.

4.1.2 Landscaping

Quotes are needed for landscaping services for the two monuments and the other common areas the HOA is responsible for. The landscaping companies will be asked for their ideas on how to make the sloped area along the 189th Ave E fence look more presentable. The landscaping quotes will be reviewed at the next Board meeting and a decision made as to which landscaping company to set up a contract with. The aim is to have the contract in place in April.

Kathleen to draft an RFP and send to the Board for review/approval before sending to the landscaping companies.

4.1.3 Tract C

The work party held on January 10th was a great success, with 10 homeowners completing the work. A second work party will be scheduled to chip up the debris and rake out the chips.

Kathleen to:

- **Put together a short article on the recent Tract C work party for the newsletter.**
- **Check with Calvin on whether he can get a chipper for us to use. (If not, we'll either hire someone to do the chipping or hire a chipper and do it ourselves).**

5. New Business

The City of Bonney Lake has trimmed up the trees on the corner of 109th St Ct E and 189th Ave E to improve visibility, per Kathleen's request which she submitted to the City on 12/12/24.

6. Committee Reports

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6.1. Architectural Control Committee

No activity.

6.2. Social Committee

No activity.

7. Announcements

None.

Next Meeting

Monday, February 24th at 6 pm at the Scott's house.