

## Fennel Ridge Homeowners Association

### Board Meeting Minutes – March 24<sup>th</sup>, 2025

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#### 1. Call to Order

#### 2. Roll Call

Dave Scott, June Scott, Kathleen Edman, Sue Cooper

#### 3. Reports

##### 3.1. President's Report

Dave will draft a newsletter to send out in April. Ideas for content include:

- Announcement re: hiring a landscaper.
- Reminder to homeowners to trim any branches overhanging the sidewalk and keep front yard maintained.
- Architectural changes requirements.
- Treasurer's budget report (brief version).
- Reminder to go to HOA website for information and Board meeting notes.
- Garage sale - suggestions for month and days (Friday/Saturday or Saturday/Sunday).
- Community potluck - suggestions for month and day (Saturday or Sunday).
- Request for list of skills homeowners would offer HOA (when needed).
- Annual meeting notice (October).
- Summary of these Board meeting minutes.

Microsoft is dropping Publisher at the end of the year so Dave will look for an alternative way to put together the newsletters.

##### 3.2. Treasurer's Report

41 homeowners have now paid their 2025 dues; the remaining 9 homeowners have until April 1<sup>st</sup>. One homeowner has not yet paid the late fees on past dues. Reimbursement requests have been received from Andy Edman for fence repair on Tract B along 189<sup>th</sup> Ave (\$251.48) and June Scott for printing invoices/notices (\$14.22). The HOA is current on payments, and under budget YTD because of no monthly landscaping costs yet and other expenses at zero or below the budgeted amount.

Current balances on the BECU accounts are:

Savings - \$6,376.30

Checking - \$14,003.02

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June to send a reminder postcard to the homeowners who haven't yet paid their 2025 dues.

#### 4. Old Business

##### 4.1. Projects

##### 4.1.1. Landscaping

Kathleen reported that Calvin doesn't have a chipper available that we could use for the limbs/branches that were cut down on Tract C. June to check with a friend who might have one we could use.

Proposals were received from 3 landscaping companies in response to our RFP:

- Grounds Guy – a local (franchise) company, in business for over 20 years. \$397/month (averaged over 12 months); \$1,237 for one-time extra services.
- Littlefield – small local company. \$435/month (averaged over 12 months); \$600 for one-time extra services.
- OLM – the landscaping company used previously by the HOA. \$630/month; \$3,000 for one-time extra services.

Green Day gave a quote of \$787/month but didn't provide an actual written proposal, as requested.

Kathleen to check the references and reviews on Grounds Guy and Littlefield and share with the Board to help make the decision between the two companies.

The four remaining arborvitae at the 189<sup>th</sup> monument have been removed as agreed upon at the last meeting.

For a full list of landscaping-related activities the HOA Board plans on completing, see end of these minutes.

#### 5. New Business

None.

#### 6. Committee Reports

##### 6.1. Architectural Control Committee

No activity.

##### 6.2. Social Committee

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No activity.

### **7. Announcements**

None.

### **Next Meeting**

Monday, April 28<sup>th</sup> at 6:30 pm at the Scott's house.

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### **Landscaping-related Activities – Not yet finalized**

#### **All areas:**

(Landscaper) complete one-time clean-up ASAP in April.

#### **189th AVE E Monument:**

- (Kathleen) pressure wash sign and wall (Kathleen will ask the property owner if they would donate the water to use).
- (Dave) ask John Van Winkle to make wooden box for old electric box.
- (Dave) ask John Van Winkle to make trellis for back side of sign, or buy one.
- (Dave) remove old electrical water system box.
- (Dave / All) remove 2 light fixtures.
- (Kathleen / Dave) pull all dead shrubs.
- (Kathleen / Dave) remove soil rise on center in front of the sign and put dirt over by resident's lawn area or on 189th Ave E banked area. Seed new lawn area.
- (Sue) Ask Alex for assistance in finding new low maintenance native shrubs and perennial flowers.
- (All) plant new native plants.
- (Kathleen) purchase river rock for (fake) stream. Put in place.
- (Dave) purchase new battery timer, auto flush valve and drip water system.
- (Dave / All) hook up drip line to water system.

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- (June) call Bonney Lake Utilities to turn on water.
- (Landscapers) add bark to front and back of sign.

#### **111th St E Monument:**

- (Kathleen) pressure wash sign and wall (Kathleen will ask the property owner if they would donate the water to use).
- (Dave) remove old battery water system box.
- (Kathleen / Dave) pull all dead shrubs.
- (Sue) Ask Alex for assistance in finding new low maintenance native shrubs and perennial flowers.
- (All) plant new native plants.
- (Kathleen) purchase river rock for (fake) stream. Put in place.
- (Dave) purchase new battery timer, auto flush valve and drip water system.
- (Dave / All) hook up drip line to water system.
- (June) call Bonney Lake Utilities to turn on water.
- (Landscapers) add bark to front and back of sign

#### **189th Ave E:**

- (Kathleen / Andy) cut down branches on tree hanging over garden area. Kathleen will contact homeowner again.
- (Landscaper) Add fabric and bark to sloped part of garden area (this will be a separate special quote). \* Ask landscaper if it would be a good idea to put junipers on the sloped area.

#### **109th St Ct E:**

- (Kathleen) Contact City to weed and bark area.

#### **Tract C Play Area:**

- (June) ask friend (Dave) if he can do chipping of branch piles
- (Kathleen) coordinate work party for chip spreading