

**Members present**

Kim Allen  
Nicole Heathcock  
Jamie Walker  
Dale Peterson  
Dorinda and Steve Curran

**Report from Dale on recent drive around with Ted (J.C. Higgins)**

Proposal was made to require more than 1 resident to accompany Ted. It was also suggested that the ACC team conduct a walk of the community noting CCR violations to be shared with J.C. Higgins. Kim and Dale took the action to talk with Rebecca and Ted about our expectations and better understand our neighborhood rules.

- It was agreed to continue the walk / drive around providing Ted with violations and J.C. Higgins would then take action.

Dale discussed two recent approvals:

- One regarding a request from Lot 27 to remove 5 rotting cedar trees. The home owners plan to have a crane to take out the trees.
- Lot 26 requested to remove vegetation and replace it with shrubs and flowers as well as adding rock to the drainage ditch.

Dave Phillips is following up on a request regarding siding on a shed.

**Wells**

We now have 15 people who volunteered to participate on the well committee. Each well house has information posted inside on who to call if there is a problem, required maintenance and instructions.

The well house committee is working on getting estimates to make needed repairs.

- The biggest issue is the pressure tank for the irrigation well house.
- Well house I tank needs replacing and there is moss on the roof, rotting boards and broken hinges.
- 3 tanks that were removed were never capped, and old blue tanks and equipment have been stored in well house 8.(?)
  - The board questioned if the old tanks could be reused. New tanks would roughly be \$500 - \$800.
- Well E on Lot 33 has an unsafe electrical condition.

- It was brought up that the spigots for testing water need to be cleaned out and a recommendation to turn the spigot cap down so debris is less likely to plug the spigot.

## **Liens**

The Pierce county records show numerous liens on homes in our community. It was discussed in our last HOA meeting. Rebecca was to follow up with us.

- Kim took the action to contact Rebecca for follow-up.

## **General discussion and concerns**

### **The gate**

- Call system is in need of updating. Rebecca was to provide names of vendors to get estimates on upgrading the system.
- Parking at the gate has been an issue during school bus pick up and drop off. Cars are often blocking the entry limiting entrance or exit from the neighborhood. A reminder will be included in the newsletter that temporary parking should be across 230th or on 59th street, not in the gate circle.

**Speeding** was brought up as a concern.

- Complaints should be sent to JC Higgins and they are to send a letter addressing the problem.
- A suggestion to put in speed bumps was not popular but may be our last resort.

### **Board membership**

- Kim reviewed board membership and responsibilities.

### **CCRs**

- Several folks would like to have the CCRs updated to remove the developer's role and responsibilities.
- Dorinda volunteered to clean up and provide a legible copy with suggestions for updates. Jamie also volunteered her expertise.