

## 2023 Norwood Village Association Annual Meeting - 1/28 at East Shore Unitarian Church, Bellevue

Meeting kicked off at 10:12AM

### Introduction

- Greg welcomed everyone to the meeting
- Announced we have met quorum of 25% (23+ HHs)
- Stephen read through who had signed in, as well as proxies for HHs not in attendance. (See [Attendees/Proxies List](#))
- Stephen read through the meeting minutes from last year's Annual Meeting, held on 1/8/22
  - Approved

### President's Report (Greg)

- Greg shared his happiness working with this Board - strong bias for action
- Great new neighbors - trying to be welcoming - letting them know the HOA exists and happy to have them
- Pool gathering at the end of the summer
- Landscaping volunteering days
- Appreciation to Volunteers like Dan (non NV resident) and Randy who moves the lawn, pro bono
- Thank you to the Realtor sponsors who pay small fee to cover website costs and social events - can be found on website

### Poll results - What Matter's Most (Greg)

- Board wants to stay on top of what are the priorities of the neighborhood
- 36 respondents - 95% from owners vs renters
- Strong recommendation to live in NV, higher than Bellevue
- Landscaping and Reducing/Deterring Crime are most important topics
- Mailbox theft was #3, potentially as poll went around the Christmas time and mailbox thefts was prevalent
  - Little that can be done beyond partnering with police and take their advice - keeping landscaping up to date, know who your neighbors are, and other common sense things
- Tree view issue is polarizing - those who have trees blocking feel strongly, those that don't have them blocking generally aren't as interested

### Poll Results - Volunteering (Greg)

- Most residents aren't interested in serving on the Board at this time. Those expressing some interest will/have been reached out to
- Other ways to help out
  - Landscaping, lots of interest
  - Pool Vision, lots of interest

### Secretary's Report (Stephen, on behalf of Jean)

- Walked through website, showing how to find and navigate the website, where to find meeting minutes, bylaws, declarations, map of NV (including common properties), calendar of events, ACC information, Board, and helpful links (e.g. Norwood Swim Club, Woodridge Community Association)
  - Any suggestions please send over to the Board
- Strong monthly meeting cadence - minutes have been uploaded after, agenda sent in advance
- Encourage engagement and participation with monthly meetings

#### Treasurer's Report (Bill)

- Adherence to 2022 Budget
- Costs went up due to inflation (e.g. Quickbooks, utility bills, insurance, etc.) - 2022 dues increase timely helped offset
- Caught up with some homes on past due HOA annual dues
- Budget came in on budget, raising the bank balance
- Jackie Lang: First year we had Social - event was really fun, please come next year, really great way to be together and get to know everyone
- Greg Lang: Bill has been a great treasurer - on the ball; Budget will be streamlined for future Boards, consolidating line items for easier management

#### Dues Collection (Greg)

- Read through statistics on slide - positive year

#### End of 2022 Balance Sheet (Greg)

- Account balance up to \$38,192 at the end of the year
- Safe money, stored in the Wells Fargo account

#### Committees and Special Interests (Stephen)

- Approach to welcoming new HHs to the community - welcome packets, gift (chocolate or wine)
- Welcome new ideas and for other residents to greet and welcome new residents together with the Board members
- Stephen recognized new 2022 homeowners

#### Landscape Update (Erik)

- Landscaping is an omnipresent battle vs blackberry bushes
- Largest line item in the budget - went a little over this year
- Regular maintenance focused on April through July
- Limited funds so we have to prioritize - North sign area beautification with extra mulch and trim down overgrowth; some extra funds used on blackberry bushes
- One big volunteer event - aligned with pool clean up date - appreciation for all that came out
  - North sign cleanup
- Dealt with issues as they came up in Long park and South Park
- Background on the blackberry bushes budget discussion

- Erik shared pictures of the blackberry overgrowth
- Thinking around bringing in some heavy industrial equipment to blast through the bushes that are over-growing
- Massive overgrowth along Long Park, part of South Park, and 123rd Ave
- Opinion of the Board and to acknowledge feedback from survey, POV is to address at the root vs continuing to work on the symptoms of overgrowth by accessing \$8000 cash reserves to tackle the extreme blackberry bushes in a more permanent manner
- Recent update: Every 7-10 years, Seattle City Light will come and clear the area under transmission lines in Long Park, and we're due
  - SCL reached out to Troy, along with Kevin from a 3rd party supplier that does the heavy duty landscaping - Greg discussed with Kevin on the potential work and how it lines up with NV's needs. July planned to come in with heavy equipment around the towers, because they need access to the lines
  - Greg's thoughts:
    - Professionals say - mow it down then mow the grass... a few times to keep the blackberries down - non chemical way to deal with it
    - Proposal to let SCL do what they do, see how far they go and see by the end of the summer, if we have these reserves we can use on hand, we would then use to take care of areas that have not been addressed - May not need all of the \$8K, hopefully
    - South Park is also an area of focus given that it's very overgrown + Renaissance Board complains every so often
    - RJ Vanik: Asked about goats?
      - Goats were rented in the past, not a permanent solution
    - Erik: Current landscaping budget isn't enough to deal with the blackberries, esp with inflation.
- Cindy Smith: Explained how the above approach has worked for her and her neighbor in the past, but you do have to stay on top of it
- Troy Gilliland - what is the pain for Long Park, long term? What's the financial commitment? In 10 years are we doing \$5-10K a year? What is the bigger view?
  - Moving will have to be part of it going forward - Dan and Randy are doing it pro-bono.
- Greg: People like the space. Dogs are there all the time.
- Astrid Zuppinger: Planting other vegetation to keep privacy - what else could work for the area?
- Shaun Lemieux: Historically we've had a rodent population - cleaning up the area helped reduce the issue
- Greg further clarified the updated proposal given the recent development with SCL: Would work with the people who are adjacent first
  - Plan is giving us approval to use the funds. Will work with SCL to manage the blackberries, clipping out the majority.
  - Might be able to sweet talk them into more maintenance
- Cindy Smith: The house north of Cindy, hedges are way overgrown. Will it be cut? Out of hand.
  - TBD but appears to be out of scope

- Troy Gilliland: **Recommendation that if the budget is approved, proposal be for another discussion at a later date to better understand what the plan is with SCL - would not need quorum for approval.**

#### ACC History Update / Idea Starter (Greg)

- Greg provided an overview of the history and function of the ACC
- Continue to look for more volunteers to join the ACC
- Leslie Andrews: Question whether the new home being constructed at 12243 SE 25th St is in compliance. Appears that it was approved by the ACC
- Liz Vernau asked a question on whether the purpose of ACC is to focus on aesthetics or on views?
- Discussion around whether views should be added to the bylaws for builders - has been discussed in the past but never bylaws haven't changed
- Bill Kearns shared background on how square footage requirements is calculated
- Bylaw change would require 66% of people voting

#### ACC Compliance - Idea Starter (Stephen)

- Discussion around how to better ensure compliance of ACC requirements
- Would be challenging to enforce - require future Boards to enforce neighbors and collect fees
- Troy Gilliland: First steps would be to get better clarification of what's in and out of the rules
- Jackie Lang: If a home is being built that appears to be in conflict with the bylaws, may be better to get a court injunction if they are starting to build
- Unclear how much of a problem
- Discussion around the 1.5 floor rule - what it is and how it's enforced
- RJ Vanik: Raised prior interpretation that 1.5 story rule wasn't sq footage vs altitude - presuming that the majority of lots were built into sloping hills
- Jeff Small: Shared his experience around his renovation done in 2000
- **Action Item: Bob and ACC team - gather, read back notes and ACC to propose next steps**

#### 2023 Budget (Bill)

- Appreciation for Bill and Xavier for prior great work with budget
- No dues increase
- Expecting some increases to costs (insurance, utility) which have been incorporated into the budget - trying to keep property maintenance flat (will be hard but will try)
- 2 social events again
- Proposal to use up to \$8K of reserves to address blackberry bushes - Won't dip into \$8K until Seattle City Light gets into it, and will have a meeting with whoever is interested in the neighborhood
- Motion put forward to approve budget. Budget approved unanimously.

#### New Trustees (Greg)

- No new trustees needed in 2024. Will need 2 new trustees in 2025 - Greg and Bill rolling off.
- Looking for people community focused, business background, and who have skills that can be helpful in data, financial management, and/or social planning.
- Stephen encouraged engagement and participation with meetings and events for anyone interested - helps to get an idea of what's involved and how the community can grow.

#### Future Possibilities

- Meeting for Norwood Swim Club has an important meeting tomorrow
  - Voting on number of members + future investment discussions
- Liz Vernau commented that her interests in any future investments in the neighborhood directly correlate with the future of Woodridge Elementary School.
- Jackie Lang shared appreciation to the Board.

Meeting adjourned at 11:27am

#### **Attendees/Proxies List**

##### Attendees

Leslie Andrews  
Erik Axter  
Klaus Bellon  
Cherry Chau and On Ng  
Xavier Drudis  
Troy Gilliland  
Dan Holsclaw  
Bill Kearns  
Mckenna Krueger  
Stephen Lan  
Greg Lang  
Shaun and Jo Lemieux  
Cindy Smith  
Jeff Small  
Angela Thorne  
R.J. Vanik  
Bill Wojdak  
Suzy Wu and Ben Kelsey  
Liz Vernau  
Astrid Zuppinger

Represented via Proxy

Anne Christiansen

Xue Du

Daniel Bong Ho Kang

Jean Lee

Lorraine McReynolds

Jane Moore

Ryan and Lilly O'Donnell

Liz Polnerow

Eric Schaer

Brian Toy

Peter Van Breda

Josh Verson

Thai Vu