Sierra Homeowners' Association – 2021 Annual Meeting

Date: 06 April 2021

Start: 7:00 PM

End: 7:40 PM

Attendees:

- Board members: Kevin Bowman, Shane Dore, Earl Morren, Dan Viessman, Scott While
- Residents: Vera Wong, Sabrina ???, Alex Leach, Gokon ???, Nicole Prom, Paul Turek, Sara Mielke, Meghan ???, Jared Graupmann, Chris Anton, Julie Anderson, Amy Hunt, Lindsey ???, Cody Cox.
- Management company: Mindy Notch

Activities:

1. Introduction of board members
    a) Returning: Shane Dore, Earl Morren, Dan Viessman (just re-elected), Scott White
    b) New: Kevin Bowman
    c) Acknowledge Lacey Shaw for her service 2019 – 2021
2. Overview of 2020 activities
    a) Increased dues to $140 per household ($10 increase per household)
    b) COVID-19 disruptions and gathering restrictions
        i. 2020 Annual Meeting delayed until February 2021
        ii. 2020 picnic canceled
    c) Irrigation system maintenance
    d) Playground maintenance
        i. Stain benches, etc.
        ii. Repairs due to vandalism
    e) Mailbox repairs (collisions with snow plows and other vehicles)
    f) Large tree removal from common area
3. Reviewed financial report
    a) 2020 actual vs budget
    b) 2021 budget
4. Plans for 2021
    a) Annual picnic tentatively planned for 15 July 2021.
    b) Maintenance and improvements
        i. Major playground swing set drainage project
        ii. Repair playground tunnel

iii. Replace playground bubble
iv. Investigate ways to improve irrigation system, e.g., install smart monitor

5. Dan Viessman presented a breakdown of HOA dues usage.
6. Dan Viessman presented alternatives for funding replacement of the existing playground, which has been in used for nearly 20 years.
    a) Lump sum with assessment.
    b) Increased HOA dues over the next several years, with additional amount earmarked for playground replacement.
7. Open Discussion
    a) Meaghan ??? raised a question about playground muddiness. Discussion included planned improvements.
    b) Vera Wong raised concerns about pesticides sprayed in trees.
    c) Jarred Graupmann raised concerns about mailbox structural integrity. Mail boxes were replaced and refinished in 2019 and 2020; additional repairs will be made as necessary over time.
    d) Jarred Graupmann raised a question about the HOA paying to replace the playground, vs. turning them over to the city. Dan Viessman said the board felt it was better to retain the playground as a private community asset. Dan Viessman and Shane Dore both expressed their opinions that the cost of the playground was not great compared to the community benefit, and that maintaining local control was important. Kevin advocated for distributed funding instead of lump-sum method. Jarred Graupmann and Earl Morren added that costs might be reduced by soliciting labor from the community.
    e) Sara Meilke stated that she would like to see a gaga ball court included in the new playground. She also suggested having an ice cream truck if the picnic could not be held due to COVID-19 restrictions, and using composite materials to upgrade the benches in the park near the playground.
    f) Vera Wong stated that she would like to see a dog park as a community asset, since so many residents have dogs, and many people she have talked to had expressed a similar wish.
    g) Kevin Bowman brought up an issue with people dumping debris along the creek at the southern edge of the Sierra Associations common property. Vera Wong discussed the environmental impacts of dumping along the creek, and added that there were places that residents' kids had erected bike jumps, etc. Discussion ensued regarding some residents treating the commons as extensions of their personal property. Sara Meilke expressed an interest in organizing a clean-up party by the creek.
    h) Jarred Graupmann inquired as to the status of plans to build a walking path along the southern border of the association property. There were such

discussions early on when the new development was in planning, but no plans (or funding) ever materialized.