

Seaview Condominium Association
Annual HOA Members Meeting
August 15, 2023

Meeting was called to order on August 15th, 2023 at 6:00pm by President Michael Handorf. The meeting was held on the Condominium property at the northeast end of Building B. Roll found 16 units present, and 5 by proxy, meeting the necessary quorum.

In Attendance: Michael Handorf – Board President, Jim Chrietzberg – Board Vice-President, Mary Ellingsen – Board Member.

Owners present: Jeffrey Hightower – Owner and Property Manager, Rebecca Handorf (proxy, 2), Richard Olson (proxy), Daniel & Arlene Hart, Gwendolyn Rogers, Judith Thompson (2), Sherie Thomas, Charles Talbot (proxy), Valerie Alway (proxy), David Livermore, David & Sandra Tellvik (3), Susan Perletti, Tom and Valerie Tebow, and Karen Crawford Poysky.

Also present: Jorji Miklos –Powell, Seiler & Co – Acting Secretary.

All members were given a copy of the minutes of the 2022 HOA Meeting for review in their HOA meeting packet. They were approved and motioned closed by David Livermore and seconded by Dan Hart.

Michael Handorf covered the general announcements as follows:

- Regarding the property down the street, north of them, Michael has printed a Public Comment Form for all owners with the property information pre-filled, they just have to fill out their information and turn it into the County. He's reached out to the office of our US Congresswoman and they suggested to keep complaining. The County has already assessed the owner with more than \$10,000.00 in fines. There is a bench warrant out for the owner of the property on N Place. The more complaints the better, so turn in the Public Comment form.
- One owner brought up the burning they have been doing on that property and pointed out it's a huge concern for fire hazards in the apartments close by and potentially their buildings.
- The Miller's property nearby was also brought up as an eye sore for the neighborhood.

Jeff Hightower discussed the following issues that will be focused on:

- The water pooling issue in the parking lot by the Condos mail boxes; they'll work on fixing that issue.
- Pressure washing done on building B and A is about ½ way done.
- Jeff has done some paint touch up as needed.
- Checked upper dryer vents in A, building B still needs to be done.
- Cleared area for the remaining shed spots.
- Addressed safe driving in complex, speeding and loud music from guests. Condo owners are to please talk with anyone visiting. Speeding is a big issue with kids at the complex.
- Jeff identified all the in-ground water valves and labeled them.

Michael went over the Treasurer's report in absence of Charles Talbot. All members were given a copy of the budget in their packet. The five columns were explained, with the first two addressing the current

year's budget and remaining year's projection. The other three addressed different 2024 budget scenarios to be voted on by the owners depending on what they wanted to get accomplished next year. The 16% increase in garbage was addressed in the new budget.

It was explained there were projects they'd like to get approval or denial on to decide what budget that go with for 2024:

- Patio Cover to cover a portion of the concrete patio slab, approx. \$3,000.
- Cover mailboxes so mail would not get soaked when it rains, approx. \$3000.
- Large puddle in the parking lot that forms in front of the mailboxes (this would be from the 2023 budget), approx. \$3,000.
- Storm door project, which would replace 3-4 doors per year over 7 years. Worst ones done first based on assessment of manager. If owner wants to buy a nicer door the association would pay the base standard cost for the standard doors they would install, and owner pays the difference for the upgrade.

Owners agreed on the storm door plan, but would like a door that locks. Michael Handorf further explained that the emergency fund amount can drop if they want to add projects and that will also keep costs down while allowing projects to get done.

A motion was made by David Livermore to authorize budget 3 with all three projects. This motion failed as there was no second. Owners had concerns about the patio cover and what type of permits maybe involved. Jeff Hightower said he could double-check with Jared on permits needed. A motion was made to approve the mailbox project, it was seconded, and approved by majority vote. The patio cover was put to vote and failed approval 13 to 8.

It was then moved by Dan Hart and seconded by Jeff Hightower to approve budget proposal B. It was voted on and approved to accept budget proposal B for 2024, which will lower the amount set aside for the emergency fund from next year's revenue from \$10,000 to \$2,500 in 2024, while still covering the mailbox project and not raising dues.

A condo owner asked to have a breakdown of what the HOA dues would be per month. 2 Bedroom is approximately \$205.83 with discount and 1 Bedroom is approximately \$171.08 with discount. With these decisions, budget B was the one approved for 2024 by unanimous vote of the owners.

It was decided that the patio cover project would be discussed again next year. Jeff Hightower proposed a special HOA meeting in April with a 30-day notice prior to the meeting to address the patio project so perhaps it could be done prior to summer.

Old Business was mostly addressed in prior discussion; the following was left to address:

- Hiring a landscaping company was suggested last year. It was looked into and would cost approximately \$2,000. Jeff Hightower has been doing the landscaping and it was agreed that there was no need to hire outside landscaping.
- Bike racks were suggested in the stairwells of both buildings. It was determined there is really not adequate room for them. It was agreed bike racks would not be installed.

New Business brought forth CC&R changes, which Michael Handorf reviewed:

- Changes to the CC&R regarding Sheds. Article 5, Section 5.2. The changes were reviewed. Everyone was informed that there were three openings for sheds of which two were claimed so only one was still available. The existing sheds are grandfathered in; however when you sell your unit the shed needs to be evaluated by the board, on its condition. If the board determines the

shed is in disrepair the board will offer some monetary compensation and the shed will not be part of the sale, nor will the new owners be allowed to construct a new shed. David Livermore moved to approve the CC&R change, Jeff Hightower seconded it and the motion passed unanimously.

- Changes to CC&R regarding smoking policy were presented. Article 9, section 9.5. There is a no smoking policy on the property. This would expand to now include vaping. David Livermore moved to approve the CC&R change, David Tellvik seconded the motioning the motion passed unanimously.

Open forum brought up the following issues:

- Tom mentioned they'd like to put a film on the windows for reflective sunshade but can't find anyone who does it. He was wondering if they could put up an outdoor shade in the summer. This would be temporary for the season and done so to not obstruct the walkway. There was concern about color and having something uniform in color and type so others could put them up and not look bad. It was agreed that they'd look more into this and address it in the spring at the special meeting.
- Judy Thompson said that her fiberglass door was taken off her unit and a metal one was installed instead and now the paint is flaking off. Jeff said he'd come take a look at it.
- Karen Crawford Poysky brought up a parking lot issue, including people are using the South end fire zone as a place to park. Building A has more parking spaces than B. Suggested a sign and maybe some stripes. Dave Livermore added that it can be used as a turn-around and to load and unload when needed. Members of the Board and management are aware of the person violating the space and will address it with them.

Board member elections were announced for three positions that need to be filled this year, and are two year terms. Michael Handorf and Jim Chrietzberg both have 1 year left on their terms. Nominations were taken for reappointment of Charles Talbot and Mary Ellingsen to the Association's Board. These nominations were made by Jeff Hightower and seconded by Dan Hart. Both positions were voted yes, unopposed. A third position went unfilled as no one else wanted the position.

Before the meeting was adjourned it was inquired as to how many renters there currently are and length of lease. Michael confirmed 5 renters, currently on 1 year leases.

Meeting was adjourned at 7:38 PM.