



Caleb's Park Homeowners Association

Minutes of the Organizational Meeting of the Homeowners (members) and Directors (board)

Pursuant to Notice of the Special meeting of Caleb's Park Homeowners Association, an organization meeting of the members was held on June 5, 2021, at 10:30 a.m. via Zoom.

ATTENDANCE AND QUORUM

This is a list of the names and address of the owner's and proxy's in attendance. There was a total of 12 participants on the call here are those who introduced themselves.

Lot #	House #	Owner Name
4	8725	Kym Kinder
6	5604	Andrew & Corrine Gutierrez
10	5653	Daniel & Jessica Kautzman
29	5725	Josh & Katie Pettit
35	5627	Jessica Singh - President
38	8823	Ryan Masinelli
42	5632	Sabrina Bower
47	8918	Tristan Coad
		Fredrick Morrison

Additional board members Tyler Fosheim, Vice President and Madeline Mejia, Treasurer had unexpected matters arise and could not attend this meeting.

GENERAL BUSINESS

Board of Directors

It was announced we are looking to fill some vacant positions. We also talked about adding an additional role of an IT role to support Caleb's Park Homeowner's Association technology needs.

IT Manger: is responsible for coordinating, planning, and leading computer-related activities in the Association. They help determine the IT needs of the Association and are responsible for implementing computer systems to fulfill the Association's information systems requirements.

Here are those who volunteered:

Sabrina Bower – Secretary

Katie Pettit – Director

Ryan Masinelli – IT Manager

Budget

When we founded Caleb's Park board of directors in 2020, we started off with a full year's worth of dues (\$25,440). The expenses we have from general upkeep and maintenance to insurance, etc. is far greater than what we are bringing in (dues). We started collecting dues for everyone (regardless of mov-in date) on January 15, 2021. Due to the pandemic, we have been lenient and not issues late fees or were hard on collecting funds hoping that homeowners would make payments or come to us if they couldn't for any reason. As we are coming out of the pandemic,



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and evaluating our reserves, this will change. Starting July 1, fees will be issues on who are 3 months or more late. Please pay your dues!

Starting January 15, 2022, Caleb's Park Homeowners Association would like to increase dues by five dollars to \$45 a month to account for the cost of providing better, more efficient, systems to keep the HOA operating.

The Association would like to switch to a new payment system. We would be engaging with World Pay using Authorize.net to enhance our financial structure. The monthly hosting fee is \$8.95 with a \$59.95 set up fee. With this homeowner's will be able to pay online and set up reoccurring payments with us. There is also a feature for us to send invoices and receipts.

Rules & Regulations

All homeowners are to follow the ordnances outlined in the Declaration of Covenants, Conditions and Restrictions.

4.2 – maintenance of lots and improvements

Each Lot Owner shall keep the Owner's Lot, the Residence, perimeter fencing enclosing the Lot, and all other Improvements thereon (excluding the Common Areas therein, if any) in a safe, neat and operable condition, including without limitation the removal of debris and refuse to the extent necessary to keep the Property in clean and orderly condition.

Homeowners are to maintain a lawn no taller than 6-inches. Homeowners are also responsible for weeding and maintaining appearance of their property including up and around the fence lines.

Homeowners are to maintain the appearance of their property. This means you cannot store any items outside of your house with the exception of the garbage container. Items must be kept inside or hidden behind the fence.

Homeowners are to bring garbage cans off the street within 48 hours after pick-up.

5.0 – alterations

No alterations, additions or deletions to the exterior of any Residence shall be made without the prior written consent of the Board.

Homeowners shall not alter the exterior structure of their home without the permission from the board. (i.e., permanent covered patios or pergolas, creating additional vents for exhaust systems or fireplaces, etc.)

5.2 – exterior finish

The color of any paint or stain and the color of any replacement or new roofing or siding shall be approximately the original color unless a different color is permitted by prior written consent of the Board.

Based off of today's meeting, the board will add additional content/resources to the website on what is deemed acceptable or not to do in regard to improvements, landscaping, payments, etc.



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Questions or Concerns

Community meetings, gatherings or events. We have to host one board meeting a year but it was mentioned maybe to offer two on different days so more homeowners can attend. Also mentioned were having community events or gatherings for instance events around decorating for the holidays. The Facebook group was generated to help with these matters and any homeowner can start these conversations without the Boards approval. We will also do our best to post these items to our website so that it is available to those not on Facebook.

Street parking is not enforced by the Association. The streets are the property of the City of Marysville. In order to officially address the parking, we need to get the city to come out and inspect the streets. As a community, we can ask each other to only park on one side of the street but we cannot legally enforce this.

Speed Limits, concerns about speeding on 87th Ave NE, this is up to the city to monitor and regulate speeds.

Neighbors and neighboring communities using our amenities, some in dangerous unsafe ways (riding Quads, Bikes, etc. through our common area park). Our community must be insured as a legal requirement since we have a common area. Though, doing unsafe or illegal things on our property is not okay and can be deemed as trespassing.

The questions and concerns listed above and the suggestions from meeting attendees, Caleb's Park Homeowners Association will look into asking our assigned community safety officer to come talk to the community about safety issues and how to address them as well as current crimes in the area. We will keep the community informed on what we find out using our Facebook group and Website.

All business items were addressed; the meeting was adjourned.

Jessica Singh, President