

Minutes of the May 5, 2019 Meeting of  
The Rhododendron Park Maintenance Company

Just before the start of the meeting we counted the ballots that had been returned for the 2019-2020 budget. There were 27 in favor and 5 who voted no. The budget passed.

The meeting was then called to order at 6:04 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Christopher Blake Richard Clark and Lance Etris. Virginia Klein was elected to fill an open position on the Board and Maude Kelleher submitted a letter of resignation from the Board..

Also in attendance were Heidi Pritchard, Phyllis Hippler and one guest.

The minutes of the previous meeting were read and approved

The finance report was reviewed and there was a question regarding the insurance payments being made monthly instead of yearly. Albert said that he was looking into another company and if it was decided to change companies it would be easier if we were only paying monthly. Motion was made and passed to accept the financial report.

**Maintenance** Darrell reported that the parks are looking good and the old toy has been repaired. The 205<sup>th</sup> park has kids playing in there again. There needs to be some repair work on toys in the 117<sup>th</sup> park. Lawns will be cut and weeded then clean up the tennis court. We need to set a meeting time to get together on work on the front entrance. It was decided to meet at 9AM on May 11<sup>th</sup>. Darrell said he has heard nothing regarding the colors for the teeter totter. Darrell will be turning the water on for the parks and then we need to have a back flow test run. There have been reports of people closing the gates to the 117<sup>th</sup> park in order to let their dogs run free. This is not allowed. Virginia asked about having the roofs of the two buildings at the 117<sup>th</sup> park cleaned off. Darrell will be taking care of them.

**Compliance:** January & February photos have been lost due to human error. The March photo's were uploaded May 5<sup>th</sup>. The next drive by is scheduled for May 10<sup>th</sup>. A question was brought up about the residence on 117<sup>th</sup>. No compliance letters have been sent out at this time.

**Newsletter** – The next newsletter will go out in August along with the resumes and election of new board members. It was suggested that a notice regarding garbage cans having tight lids on them as it is a County rule. This is to help eliminate the rats in the area.

**Events** Movie night has been scheduled for August. Albert has looked into the cost of the signs and said they will be \$75.00 for 2. 4 by 8 reusable signs. A discussion was held on where to place the signs. It was suggested that one be by the 177<sup>th</sup> park and the other along Rhododendron Drive near the water line. It was also suggested that we install the bulletin boards in the same areas.

**Website /Facebook.** Updates have been completed. Looking into using emails for notices etc.

**Open forum** Information was given regarding a meeting with Dave Morrell, who is our Representative for District 1 on the Pierce County Council. The subjects discussed were homeless encampments, hiring of 6 new police officers, code enforcement Parking on rightaways and cleaning up of homeless camps etc. We will try to get someone here for our June meeting to talk about these issues.

A suggestion was made that we move our Board meeting back to the first Monday night of the month to start at 6:30 PM. A motion was made and passed. Our next meeting will be June 3<sup>rd</sup> and the sign will be updated on the meeting building.

**Old business** Crime free policy was tabled again. A motion was made and passed that we update what we charge for the Transfer fee on properties here in the park from \$25.00 to \$200.00. Motion passed and it will begin with our new year. June 1, 2019. This fee will be charged to the new owner.

The trees that Albert and Darrell looked at after our meeting last month were found to have been topped and have now split into 2 trees. Tree services have been contacted but now one has returned a call at this time. The property behind the "P" needs more research per the developer. We sell to the builder to build the homes however the homes will still be under our rules and we would need 3 bids to sell.

**New Business.** There will be a special meeting called for the Crime Free Policy discussion. Our attorney will be sending out notices regarding intent to foreclose May 15<sup>th</sup>. The notices give them until June 15<sup>th</sup> to respond and tells us what they plan to do about paying the amount they owe. If the lawyer has to file the foreclosure it will cost them a lot more than they owe right now as they will have lawyer fees added.

Next meeting will be on June 3, 2019 at 6:30 PM..

Meeting closed at 7:10 P.M.

Respectfully submitted

Phyllis Hippler

Secretary