

Parc Bethany Annual Homeowners Meeting
May 12th, 2016

Board members present: Weston Nelson, Steve Roth, Shubha Joshi

Officers present: Jennifer Bingham, Treasurer

Marilyn Capello, Landscape Committee Chair

Dick Capello, Secretary, Webmaster

Homeowners present: Sal DiPaola, Diana Emberland, Loretta Fox, Cesar & Sheri Santa, Ian Bingham, Pia Iness, Yi-Chun Chen, David & Patty Bishop, Kirk Hays, Barbara Sonniksen, Claude Karam, Mark Barnes, Brian Ferriola, Larry Phillips, Karen Roth

Proxies certified: Robert Reinsch, Dan Peters, John Pierce, Cindy Madden, Mark Ellsworth, Greg Nelson, Scott Baines, Julia DeWitt, Diane Strong, Thomas Quillen, Kathy VanVuren, Daryl Adams, Robert Moyer, R Asiello, Susie Koh

A total of 35 voting homeowners in attendance.

The treasurer presented the budget, cash flow and current expenses for 2016. The report is available on the PBHOA website (<http://parcbethanyhoa.com/finance.php>).

The \$100 per year increase in the annual assessment was discussed at some length. It was noted that our community is approaching 25 years of age and a number of significant repairs had to be undertaken. The Board had decided some months ago that a reserve of \$40,000 is to be maintained. Any significant amount beyond that will be returned to the Homeowners either as a reduction in a future assessment or a rebate. Major items that have contributed to the depletion of our reserves are:

Replacement of the retaining wall along 153 rd Tr	~\$12,000
Replacement of the wood fence on 153 rd Tr	~\$9,500
Replacement of turf and trees along Mitchell St	~\$18,500
Total:	~\$40,000

All Board member positions were up for election this year. All three current Board members volunteered to continue their service.

The landscape committee presented an overview of currently approved and suggested projects. A summary is available on the PBHOA website (<http://parcbethanyhoa.com/mtgs.php>).

One resident inquired about the possibility of a community-based Internet access via fiber optic cable as provided by Fibersphere, noting that some apartments and community HOA's have added the service at an attractive rate and the cost is added to the annual assessment. It turns out that Fibersphere does not offer service in our immediate area as they do not have fiber optic cable in place. They also do not provide any TV or phone service beyond that available via streaming Internet (Amazon, NetFlix, Hulu, etc.)

The benefits of mulching mowed grass in our Common Areas instead of carting it away was pointed out by a resident. Pacific Landscape Management (PLM) currently carries away all of our mowed grass and it may be better to simply allow it to stay on the lawn providing fertilization and reduced watering. The Landscape Committee will investigate this possibility with PLM.

A majority of homeowner's present voted for a community garage sale this year. The Secretary will send out an inquiry email to all residents to gauge overall interest in having the Association

sponsor the event. If there is a significant positive response, the HOA will fund the expense of advertising, signs, etc. A date of June 24-25th was proposed.

A suggestion was made to have the Association sponsor a "dumpster event" in which one or more Waste Management dumpsters would be made available to residents to some period of time. An investigation will be undertaken to determine the probable cost involved and how it might fit into the annual budget. A survey of homeowner interest would be taken if it seems a feasible project.

Parc Bethany currently has seven investment properties (non-resident owners). That is just under 5% of the homes in Parc Bethany. Research has found that it not uncommon for HOA's to limit the number of community homes that are rented out (with appropriate allowances for unusual situations). This would give the Association the authority to make individual decisions regarding investment sales. A proposal was made to survey homeowners regarding limiting future investment purchases. The topic will be discussed further at the July Board Meeting.

A resident asked when the assessment invoices will be sent out. There was concern that time is running short of the payment due date of June 1st. The Secretary indicated that there was one property whose non-resident owner cannot be contacted and action was underway to re-establish communications. The invoices will be sent out no later than May 16th. An extension of two weeks will be added to the delinquency date of July 1st to compensate. All invoices will be transmitted via email for the first time, as we now have email agreement with all residents.

The meeting was adjourned at 8:40 PM.