

Graf Meadows HOA

Meeting Minutes

February 23, 2017

Opening

The regular meeting of the Graf Meadows HOA was called to order at 7:00pm on February 23, 2017 at Bethany Presbyterian Church by Dan DiMateo.

Present

Nancy Stout, Secretary; Dan DiMateo, Treasurer; Tina Hackley, Social Committee; Graf Meadows Homeowners

Financial Review

- \$9,843 checking account balance
- \$2,200 HOA dues outstanding from 2016 & prior
- Budgeted Expenses
 - Common area landscaping \$825/quarter
 - Liability insurance \$1,080/year
 - Water approximately \$1,000/year
 - PO Box rental \$195/year
 - Social Events approximately \$500/year
 - Other expenses: postage, office supplies, etc.

COP 7 Update

Information provided by Marty Moyer, Community Liaison

- Plan is to widen western end of Springville Road from NW 185th to NW 178th from 2 lanes to 5 lanes.
- From NW 178th to NW 173rd (PCC entrance) Springville will be 3 lanes, with sidewalks and bike lanes.
- The peak of 185th @ Springville will be lowered 18ft. to allow better site lines.
- Kaiser, north of Springville to new elementary school, will be widened to 3 lanes.
- County Commission, Greg Malinowski, and Marty have been working together .on getting a light at 165th Terrace @ Springville and also Kaiser @ Springville.
- Both believe they may have better luck getting a rapid flashing beacon at the trail crossing (power lines).
- Marty has been reappointed to another 3-year term on the Urban Road Maintenance District Advisory Committee. This is the group that manages the upkeep of our roads, and safety projects like sidewalk gaps and school routes. If you have any questions, feel free to contact Marty.

- The community will be raising funds to expand the Bethany library. Remember, we are not a city and have not city taxes to support our library.
- Elections are coming up in May for THPRD Board of Directors and the BSD Board of Education. A candidate's night is being planned by CPO 1 and CPO 7. Watch for date and place. It's our community and we need to get involved and stay involved.

Open Issues

- Board Positions
 - President: Outgoing – Beth Westley; Incoming – David Castleton (Nominated & Seconded)
 - Secretary & Treasurer: no change
 - Landscape Chair: Scott Mikkelson
 - Architectural Chair: Brian Stout
 - Social Committee: Outgoing – Tina Hackley & Sherri Kurczewski; Incoming – Julie Mikkelson & Monica Dolezsar
- Graf Meadows Directory
 - The directory was last updated and printed in 2014
 - Last year the Board emailed and hand delivered new information sheets to each household, which were to be completed and returned to one of two locations within the neighborhood. The board only received about 1/3 of the completed information sheets back.
 - The new board will revisit this again.

New Business

- Neighborhood maintenance
 - Fence along Springville, west of 165th, is leaning and needs attention.
 - Fence was originally put in by developer in 1996 and then replaced by HOA in 2006.
 - HOA will get several quotes from licensed and bonded contractors before proceeding.
 - Sidewalk along Springville needs to be pressure washed as it is slippery when wet. Access to water has been an issue in the past, but homeowners have given permission to use their water. Landscape Chair will get some quotes for pressure washing the sidewalk where needed.
 - Monument light needs to be replaced.
 - There have been quite a few street trees that have been taken down in recent years, many of which were sick or dying. Per a Washington County ordinance and our HOA charter, there must be a certain number of street trees per linear street feet. The Architectural Chair will work with the Board on a proposal for a Street Tree Replanting project.

Special Thanks...

- To Marty Moyer for being our Community Liaison and keeping us informed to the changes impacting our neighborhood.
- To Tina Hackley and Sherri Kurczewski for their many years of service on the Social Committee.

Adjournment

Meeting was adjourned at 8:00pm by Dan DiMateo. The next HOA meeting will be at 7:00pm on TBD, in Bethany Presbyterian Church.

Minutes submitted by: Nancy Stout, Secretary

Approved by: Dan DiMateo, Treasurer