



Field Rush Homeowner's Association

Annual Membership Meeting Minutes

The annual meeting was held online via Zoom October 6, 2021.
Field Rush HOA President Jim Johnson thanked everyone
for their attendance and volunteer efforts
and called the meeting to order at 7:00 PM

Present:

VOLUNTEER BOARD OF DIRECTORS & COMMITTEE MEMBERS

President - Jim Johnson

Vice President - David DeTerra

Treasurer - Shubha Kanekal

Secretary - Linda Aber

Architectural Committee Representative - Xiaohan Yan

CONTRACTED BOOKKEEPER

Karen Chekan

HOMEOWNERS

Laura Parducci	Marc Singer	Guocong Yan
Carla Keller	Nicolae Zaharia	Emil Riccardi
Dana Crossgrove	Kathy Hong	Xiaohan Yan
Paul Brodeur	David Hong	David Bramble
Eelco Hillenius	Laura Wilkens	Lehua Debnar
Victoria Miles	JB Sinnott	Eelco Hillenius
	Ryan Dolstad	

The following agenda items were discussed:

New HOA Website

- The HOA has a new website located at www.FieldRushHOA.org with links to our CC&Rs, Amendments, Architectural Approval Requirements and more.

Finances, Liens, and Dues

- No liens have been issued at this time.
- Board recommends that yearly dues remain at \$300 per household.
- Financial report **presented by Treasurer Shubha Kanekal.** Shubha noted that we had 100% of residents remit dues creating a total income of \$24,606.06.
- **Bookkeeper Karen Chekan** noted that the amount for Mailpost services was for 2 years of service as the fiscal year overlapped payments for 2020 and 2021.
- A fiscal report was presented for review.

2021 Fiscal Report

Asset/Equity	Amount	Details
Total Income - HOA Dues	\$24,606.06	100% Paid
Expenses		
Maintenance	(\$8,803.06)	Landscaping, PSEG, Water, MailPost services
Accountant	-\$3,600	
Insurance	-\$2,742.76	Insurance
Technology & Tools	-\$1,041.28	Website, Quickbooks and Office
HOA Events	(\$595.00)	Holiday Lighting and Ice Cream Social
Mailpost services	(\$504.00)	
Total Expenses	(\$16,782.10)	Retained earnings of \$7821.96
Total Balance (as of 10/2/2021)	\$35,999.63	Including carry forward balance

Lawsuit Under Arbitration

Presented by President Jim Johnson

King County Superior Court, No. 20-2-18526-4 SEA

Jim provided general information, available in public records, on a personal injury lawsuit filed by a resident who tripped on the sidewalk on 233rd Ave SE in 2018.

Jim noted that the lawsuit is in arbitration and a settlement is being worked out through our insurance company and the City of Sammamish. His understanding is that settlement costs will not exceed \$100,000, with any costs covered by insurance.

Our insurance premiums are not impacted at this time but may see an increase in the future.

Jim emphasized the Field Rush HOA is not responsible for the maintenance of sidewalks or reporting sidewalk conditions. Sidewalk maintenance is the responsibility of the City of Sammamish and each homeowner. Please report unsafe conditions to the city.

Who is Responsible for Maintenance of Sidewalks?

Sammamish is different from many other jurisdictions in that the city will maintain and repair all sidewalks for cracks and trip hazards.

However, homeowners are responsible for clearing leaves & debris and removing snow & ice from sidewalks abutting their property.

Source: <https://www.sammamish.us/permits-regulations/permit-center/right-of-way-use-permits/>

If a sidewalk is in need of repair, please notify the city through their website, <https://seeclickfix.com/sammamish-wa>

Vice President David DeTerra encouraged all residents to setup an account with seeclickfix.com to see all the permits being worked on by the city.

Proposed Change to Voting Bylaws

Presented by President Jim Johnson

Currently changes to the CC&R's require an affirmative vote of 80% (69 homeowners) of voting powers in the HOA to adjust amendments relating to procedures and dues increases.

Maintenance and esthetics require approval by 60% (52 homeowners) of voting powers in the HOA.

Each household has 1 voting power by the homeowner of the property.

The Board will pursue changing the amendment to require approval from “80% of **received** votes from voting powers in the HOA” and “60% of **received** votes from voting powers in the HOA.” Additionally, “The HOA must allow a minimum of one week to collect votes from all homeowners with options to cast votes by mail or online.”

Actual legal language to be determined.

Reasoning and Example: Votes from 2019 Amendment Proposal

Because we did not have full participation by all homeowners in previous amendment votes, amendments passed by the majority of participants did not pass.

In the 2019 ballot, 76 out of 86 homeowners sent in their vote (88%).
Absent votes are counted as “No” votes or “Non-agreement.”

Ballot item: Restrict short term rentals (80% of total homeowners must agree to pass):

> 74% agreed: 64 Yes, 12 No, 10 absent

Under the proposed change, 84% of respondents agreed and this amendment would pass.

If passed, attendees agreed that ballot returns would need to meet a **quorum of 2/3** of the voting powers to validate the ballot item (at least 57 homeowners would need to return a ballot).

If a quorum is not met, that ballot item is invalid and no action will be taken.

If any resident is a lawyer or knows of a lawyer who will work with the HOA to establish legal wording, pro bono or for a minimal fee, please reach out to fieldrushbooks@gmail.com

How to Change CC&Rs and Bylaws



1. The HOA board receives a proposal for a change.



2. A meeting is scheduled to give homeowners and board members an opportunity to discuss the proposed change, which occurred at this meeting.

3. Legal wording is established.

5. A ballot is sent out to homeowners to vote.

6. The change is approved (or not approved) based on a quorum, not the amount of ballots returned. The CC&Rs dictate 80% of homeowners need to approve the change.

7. If approved, all members in the homeowners association will be sent an amended version of the CC&Rs and Bylaws.

8. Changes are recorded at the County Recorder's office. (Estimated cost: \$203.50 for first page, \$1 for each additional page.)

Proposed Rules & Regulation Document for Amendment 17

Presented by President Jim Johnson

Currently, the CC&R's prohibit boat parking in driveways.

CC&R 's Amendment 17 states: Non-permitted Parking. The parkways in front of the Lots shall be used for the parking of private or commercial vehicles. No boats, boat trailers house trailers, automobiles, trucks, campers, motor homes, or other vehicles, or any part thereof, not in actual. Current use shall be stored or permitted to remain on any residential site or Lot unless the same is stored or placed in a garage or other fully enclosed space, or is entirely screened so as not to be visible from any streets and abutting lots•. All screening is to be approved by the Architectural Control Committee.

The board plans to create a separate governing “Rules & Regulations” document, outside of the CC&R's to allow an exemption for boat parking in driveways during the summer months of July and August.

Jim noted that some CC&R items are outdated and do not reflect the lifestyle of residents. Homeowners have been parking boats in driveways during summer months for decades.

A separate Rules and Regulations document will allow the HOA to adjust regulations easily and align it with homeowners' wishes. In essence, it will be a living document reflecting the values of the community.

Jim noted that Audubon Park has a similar "Rules & Regulations" document outside of its founding covenants.

A resident mentioned that boating months in Washington are June-September and inquired about the narrow exemption for just July & August.

Jim noted that June is typically a strong home-selling month. Thus, July & August, as the most heavily used boating months, were picked to protect that initial home-selling burst in June.

Resident Concerns: Parking on Sidewalks and Overnight Parking on Streets

Presented by President Jim Johnson



Resident is concerned that cars are partially parked on sidewalks and on streets in cul-de-sacs. This creates issues for walkers and trash collection trucks.

Parking on sidewalks creates a hazard for pedestrians and is prohibited in Washington State.

The board requests that residents park in driveways when possible, with extra emphasis on **clearing streets on Friday when trash pickup occurs.**

Mailbox Covers

Presented by Vice President David DeTerra

Five mailbox covers are impacted. David noted that the cost to replace the covers is about \$20,000. This was deemed too expensive for the HOA as the mailboxes function without the covers.

- One significantly unstable mailbox cover has been removed for safety.
- Four others will need to be removed as well.
- David will submit a permit for the city to fill the post holes after the covers have been removed.

Resident Concerns: Noise

Presented by Vice President David DeTerra



Complaint for lawn mowing, noisy yard maintenance, and loud activity before 9AM.

Resident inquired whether the HOA has quiet hours. We do not.

The Board will add a Noise Nuisance item to a Rules and Regulations Document requesting residents abstain from loud activities until 9AM.

8. Resident Concerns: Dog Waste

Presented by Vice President David DeTerra



Several complaints about dog waste left on sidewalks and yards.

Resident suggested we install a dog waste station in a common area.

The cost of a station is approximately **\$200** for a sign attached to a waste bin.

Cost for waste disposal through DoodyFirst Pet Waste Service is \$60 a month for weekly service, totaling \$720 a year. Bag costs are variable, but estimated at \$150 a year. Thus, the ongoing maintenance of a dog waste station could be about **\$870**.

The board thought the ongoing cost of a dog waste station was excessive.

Several residents expressed their desire to include this option for dog walkers who live in Field Rush and the abutting neighborhoods, but at a more reasonable cost.

Resident Dana Crossgrove offered to research other vendors in other HOAs and nearby parks to see if a cheaper option is available.

Placing a trash can in a public area, instead of a dog waste station, was deemed too messy.

David mentioned that we could start with one station, evaluate its effectiveness, and add more in the future.

Residents inquired about the waste station's potential location. David mentioned that any common area was an option. A request was made to keep the location a secret for only residents. Another resident would like the Board to get approval from residents who live near any proposed waste station before one is installed.

Investigation for this item will continue.

Resident Concerns: Yard, Fence, Common Area Maintenance

Presented by Vice President David DeTerra



- Homeowners were contacted concerning 2 properties with tall grass. Each homeowner took immediate steps to correct the issue.
- Two homeowners were contacted regarding broken fences on their rental properties. One issue was resolved. The other is recent and results are pending.
- The neighborhood sprinkler system will need a new timer box and post. Attendees suggested Dave Miles may have a good resource and recommended Alpine Sprinklers as a reliable company.

Resident Concerns: Wood-Burning Fire Pits

Presented by Vice President David DeTerra



Resident is concerned that wood-burning fire pits are causing excessive smoke and placed too close to homes.

There are no HOA rules about fire pits.

Residents should default to county regulations:

<https://kingcounty.gov/depts/local-services/permits/fire-safety/outdoor-burn-bans.aspx#stage-1>

Currently, King County is in a **Stage 1** Fire Safety Burn Ban:

- The fire must be in a clear spot, **at least 10 feet away from all vegetation.**
- Overhanging branches must be **at least 20 feet above the flames.**
- The fire must be **at least 25 feet away from any flammable structure.**
- No burning is allowed when the **wind speed is greater than 15 miles per hour.**
- If smoke or ash from **the fire causes a nuisance** to any neighbors, the fire must be extinguished.

Social Events

Feedback was very positive for the Holiday Lights Contest. We will continue this tradition.

Attendees noted that they appreciated the festive feel of the neighborhood during the contest.



The ability to view lights and participate at residents' leisure was also appreciated. A resident mentioned that if prizes were considered costly, touting "bragging rights" would be a welcome option.

Feedback on Ice Cream Summer Social was positive with a note that some residents had difficulty getting to the trike at the specific times listed.

Attendees expressed an interest in having a Block Party if health guidelines allowed this summer.

Jim noted that he supports any effort to create community and bring the neighborhood together.

Open Discussion

A resident advised the Board to evaluate the pruning and maintenance efforts in common areas, noting that it is important to keep our landscaping company accountable for services. She mentioned that mulching and weed control may be a necessary added expense as well.

The meeting was adjourned around 8:10PM



Thank you for participating and staying informed about our community.

Please address any questions or concerns to FieldRushBooks@gmail.com

Maintain Common Areas // Protect Home Values // Create Community

www.FieldRushHOA.org