



## Field Rush Homeowner's Association Annual Meeting Minutes

September 10, 2019

**Present:**

Jeremy Gies, President  
Dedrie Strain, Vice President  
Carla Keller, Secretary-Treasurer  
David DeTerra, Architectural & Landscape committee  
Homeowners: See list at the end

Jeremy called to order the annual meeting of the Field Rush Homeowner's Association and opened the meeting by thanking everyone for coming.

Below are the agenda items discussed:

1. **Finances** – Carla handed out copies of the 2019 profit and loss to date (Attachment 1). She and Jeremy discussed the large expenditures this year: 1) Shared half of the fence replacement cost with Madison apartments, 2) landscape upgrades/enhancements to the two common areas and the rounders, and 3) removal of three dead/dying trees in the front common area.

A copy of the estimated recurring annual expenses and income from dues was also handed out (Attachment 2), showing an annual net balance of less than \$5K after all annual expenses and income were taken into account. The budget includes the new cost of paying a bookkeeper \$300 a month to handle the HOA financial responsibilities since no one volunteered for the Secretary-Treasurer position. Carla has been doing it for four years and has agreed to do it one more year to transition some of her tasks to the new bookkeeper.

There is currently \$18K in the bank, but that amount will be reduced by the end of the year due to ongoing expenses. The Board discussed with attendees that the reserve amount at the end of each year should be around \$25K. Maintaining this amount annually would hopefully lessen the need for any future homeowner assessments. Potential costs on the horizon are irrigation upgrades/replacements and possible removal of trees along 232<sup>nd</sup> Ave. SE.

2. **Homeowner's Dues** – Because dues only cover little more than annual expenses, the Board and attendees discussed raising annual homeowner dues. Both \$300 and \$350 were proposed, and the final agreement by unanimous vote was to raise the annual dues to \$300. Also discussed was how this amount is very low compared to other developments and HOA associations in the area.

3. **Board / Committee Openings** – Jeremy nominated Jim Johnson to take over as Vice President and asked Dedrie Strain to assist on the architectural/landscape committee. In addition, Stacy Burk volunteered to be on the architectural/landscape committee. These nominations were all passed unanimously.

As of 9/10/19, the Field Rush HOA Board is as follows, and may be reached via the HOA email address [fieldrushbooks@gmail.com](mailto:fieldrushbooks@gmail.com)

President: Jeremy Gies  
Vice-President: Jim Johnson  
Secretary-Treasurer: Carla Keller

The Architectural/Landscape Committee is as follows, and any requests/concerns can be sent directly to them with a copy to [fieldrushbooks@gmail.com](mailto:fieldrushbooks@gmail.com)

David Deterra: [ddeterra@gmail.com](mailto:ddeterra@gmail.com)  
Dedrie Strain: [dedrie@comcast.net](mailto:dedrie@comcast.net)  
Stacy Burk: [seattleburks@yahoo.com](mailto:seattleburks@yahoo.com)

4. The meeting was then opened for discussion of other concerns by homeowners. There was discussion regarding short term rentals and landscape issues. The board informed the group that a set of rules and regulations regarding issues such as these can be established by the HOA board and implemented without a vote, per the governing By-Laws (Article VII, Section 1. (a)). The Board and attendees agreed that the short-term rental and landscape issues should be pursued. The Board will therefore meet and work on establishing any needed regulatory measures regarding these matters in the coming year. Homeowners will of course be informed regarding any such determinations.

The meeting was adjourned around 8:15 pm.

**Attendees:**

Jeremy Gies  
Dedrie Strain  
Carla Keller  
John Keller  
David Deterra  
David Bramble  
Ellen Grant  
Stacy Burk  
Jim Johnson  
Katy and David Hong  
Nicolae Zaharia  
Ryan Dolstad  
Laura Parducci  
Merilee Marino  
Jeffrey Paul  
Eelco Hillenius

## Field Rush Homeowners' Association

## PROFIT AND LOSS

January 1 - September 8, 2019

	TOTAL	
Income		
Dues Income	20,767.50	
<b>Total Income</b>	<b>\$20,767.50</b>	
<b>GROSS PROFIT</b>	<b>\$20,767.50</b>	
Expenses		
Dues and Subscriptions	502.50	Quick Books & OneDrive
Insurance	2,244.54	
Irrigation backflow testing	35.00	
Landscape maintenance	9,493.00	monthly maintenance three tree removals common area rounders
Licenses and Permits	10.00	
Maintenance	5,912.00	fence replacement
Office Supplies	4.17	
Postage and Delivery	55.00	
Taxes		
Property	45.91	
<b>Total Taxes</b>	<b>45.91</b>	
Utilities		
Gas and Electric	159.24	
Water	1,129.42	
<b>Total Utilities</b>	<b>1,288.66</b>	
<b>Total Expenses</b>	<b>\$19,590.78</b>	
<b>NET OPERATING INCOME</b>	<b>\$1,176.72</b>	
<b>NET INCOME</b>	<b>\$1,176.72</b>	

**Attachment 2****Field Rush - Estimated Annual Expenses**

<b>Item</b>	<b>Cost</b>
Puget Sound Energy - electricity for irrigation	\$ 252.00
Sammamish Plateau Water - irrigation ( <i>estimated</i> )	\$ 2,000.00
Nyce Gardens - monthly maintenance	\$ 3,630.00
Liability insurance	\$ 2,245.00
Microsoft OneDrive subscription (cloud storage)	\$ 180.00
QuickBooks annual subscription	\$ 413.00
PO Box rental	\$ 252.00
Irrigation back-flow testing	\$ 150.00
State taxes	\$ 50.00
State UBI annual renewal	\$ 10.00
Bookkeeping fees	\$ 3,600.00
Annual Landscape refreshment	\$ 3,000.00
Legal expenses	\$ -
Miscellaneous office supplies; postage stamps	\$ 100.00
<b>Total</b>	<b>\$ 15,882.00</b>
<b>Income from dues (@2019 rate of \$250)</b>	<b>\$ 20,750.00</b>
<b>Net balance from annual costs</b>	<b>\$ 4,868.00</b>