



Field Rush Homeowner's Association Annual Meeting Minutes

August 20, 2020

Present:

Jeremy Gies, President
Jim Johnson, Vice-President
Carla Keller, Secretary-Treasurer
David DeTerra, Architectural & Landscape committee
Karen Chekan, Bookkeeper
Homeowners: See list

The Field Rush Homeowner's Association annual meeting was held via Zoom this year. Jeremy thanked everyone for attending and called the meeting to order at 7:00 pm.

Below are the agenda items discussed:

Board / Committee Member Vacancies

Two vacancies needed to be filled: President and Secretary-Treasurer. Jeremy and Carla gave a brief overview of what their positions entail. Carla also said that much of her work will be transitioned to our Bookkeeper, Karen Chekan, in order to lighten the load for the secretary/treasurer position. Karen has been doing a great job for us and also attended the meeting. Carla also mentioned that the Secretary/Treasurer position could be divided into two positions, which could make things easier and accommodate different skillsets of the volunteers. We were encouraged by the homeowners who wanted to be involved and did volunteer.

The new Field Rush HOA Board, as of 8/20/20, is as follows:

President: Jim Johnson
Vice-President: David Deterra
Secretary: Linda Aber
Treasurer: Shubhashini Kanekal

They may be reached via the HOA email address, fieldrushbooks@gmail.com. Jim is a long-time resident of Field Rush and will be an advocate for the Field Rush community. David has served on the architectural committee for three years. He has done a great job and is willing to continue participating by stepping into the vice-president position. Shubhashini, who is fairly new to the community, has an IT background and skills that will facilitate her being the treasurer. We are excited that Linda, who is also fairly new to Field Rush, has web page experience and will be able to create one for Field Rush, which will be a great tool for the community.

The new Architectural/Landscape Committee is listed below. Any requests for changes or additions to landscape, roofing, paint, and architecture should be sent directly to them with a copy to fieldrushbooks@gmail.com. Please do not begin any such project without their prior approval.

Xiaohan Yan: yanxht@gmail.com

Pete Mackenzie: Mackclan@comcast.net

Xiaohan became interested in this position when he went through the architectural committee for some changes that also involved much contact with the City of Sammamish. He will be a good resource for us. Pete has been a long-time resident of this community and is also willing to help out with this committee.

Thank you to all our new board members and architectural/landscape committee members for volunteering.

Homeowner Issues Raised

The meeting was then opened for discussion of other concerns by homeowners.

1. **Lawn Maintenance**: There was discussion regarding rental properties located in Field Rush and their lack of proper landscape maintenance. Others noted that it is not just the rental properties that have this issue. It has been a long-standing concern that has been difficult to address due to lack of penalties for non-compliance in the CC&R's. The homeowner suggested amending the CC&R's to add language to address the issue. Carla briefly discussed the attempts last year to poll the homeowners regarding amending the CC&R requirements in order to address concerns regarding landscape maintenance, limiting short term rentals, and instituting fees for non-compliance of CC&R's. All three items failed to meet the CC&R's stated percentage required to pass. Carla reviewed for the attendees the results of last year's ballot where 76 out of 86 homeowners sent in their vote (88%).
 - a. Restrict short term rentals: (80% required to pass):
 - o 74% agreed: 64 Yes, 12 No
 - b. Clarify/add lawn maintenance requirements: (60% required to pass)
 - o 58% agreed: 50 Yes, 26 No
 - c. Add penalties for non-compliance with CC&R's: (80% required to pass)
 - o 64% agreed: 55 Yes, 21 No

Carla also brought up that the By-Laws allow the HOA board to establish a set of rules and regulations for the community that are separate from the CC&R's. Our neighboring communities also have established such requirements and they have used them. It was the consensus of the attendees of today's meeting that this is an option that should be pursued to address landscape maintenance. The homeowner volunteered to work with the HOA board and the landscape/architectural committee to help accomplish this. Homeowners will of course be informed regarding any new community requirements.

2. HOA Dues: A homeowner asked if the dues would be going back down to \$250 a year. It was his understanding that last year's increase was temporary in order to build up the reserves. There was no recollection by the other attendees or board members of this being a suggestion or promise of being temporary. Jeremy stated that it's in the best interest of the community that they stay where they are in order to avoid issuing any future special assessments for a potential significant expense. Assessments can be difficult to collect, and it can also be a burden to homeowners. He also reminded attendees that \$300 is still relatively low compared to other communities in the area. It was agreed to leave them as is.

The meeting was adjourned around 8:00 pm.

Homeowner Attendees:

Linda Aber
David Deterra
Ryan Dolstad
Jeremy Gies
Michael Hillsdale
David Hong
Stephanie Jia
Jim Johnson
Shubhashini Kanekal
Carla Keller
Victoria Miles
Laura Parducci
Xiaohan Yan