

2025 Annual FNHOA Meeting Minutes

Held 7/19/2025 at intersection of Bremerton Place and NE 1st PL.

Meeting called to order by Carol Widell at 10:00 AM.

Board Members present:

Debi Franks, Treasurer

Mary Lou Mikelsons, Secretary

Carol Widell, Member at Large

Ron Aldinger, Member at Large

Not present: Ed Gullekson, Acting President; Vice President

The board introduced themselves, and homeowners also introduced themselves.

2024 minutes were read, voted on and accepted.

Budget Review:

Copies of July 1, 2024- June 30, 2025, and the July 1, 2025-June 30, 2026, budgets were passed out.

Budget and related budget discussion:

The board brought up the ongoing issue of hazardous trees in the retention pond: dead trees; leaning trees that threaten homeowner property; and tree limbs that present a hazard; also, trees in the common area that HOA is responsible for. Tree removal expenses for 2024 were approximately \$4750. A fence, damaged by a falling tree branch, would have cost approximately \$2900 to fix; the board voted to accept the insurance payout and discuss options for repairing the fence.

Dues for 2025 are \$135.00/year; the discussion involving the problematic trees lead to a motion made to raise annual dues by \$5.00, to \$140.00 for 2026, to build up funds to cover tree removal/trimming. Motion passed, so the annual HOA fee increased by \$5.00, to \$140.00 for 2026. The recommendation to increase dues by \$5.00/year was discussed and will be brought up at subsequent annual Homeowner meetings.

Who do we bank with? BECU

Delinquent HOA dues: 2 homeowners are delinquent in their dues; 1 homeowner is paying current dues but owes for prior years, owing payment plus interest; this homeowner has a lien applied to their property. The other homeowner made a partial payment but not the full amount.

There was discussion about applying liens to properties that are not current with their dues; the homeowners present at the annual meeting agreed that delinquent homeowners will receive a written warning, including a time limit of 30 days to make payment, after which the lien process will be applied. A motion was made to accept this proposal; motion was voted on and accepted.

New business/discussion:

A homeowner brought up the dirty fences around the common areas, asking if the HOA could get the fences cleaned. The previous cost was \$600, and work was performed by a student. A board member recommended that whoever does the work should be licensed and bonded. Power and water hookups are needed for pressure washing cleaning; the common areas have water hookups available but may need to be turned on; the homeowner offered to check with someone working for the city about temporarily turning the water on for the fence washing. Also suggested and discussed was bringing a bucket of water and

homeowners doing the work. Several homeowners stated they would be willing to work on cleaning the fences; Carol is willing to coordinate their efforts.

Regarding the damaged fence: a damaged post may need replacement, along with several rails. There is also an end post that no longer supports rails, so a motion was made to remove the end post and the 3 broken boards it supported; it was voted on and motion passed. Any remaining debris will be removed or allowed to remain in/near ravine.

A reminder was made that native trees on homeowners' property are considered owned by the city but Non-native trees do not belong to the city; only native trees are subject to city code.

Discussion regarding the fence around the retention pond: the 4X4" posts along the retention pond are wood and are slowly disintegrating; we may need to replace them in the next several years. Fence posts adjacent to the ravine are plastic/vinyl and look ok (except for the damaged portion, discussed above).

There was discussion about garbage strike; as of 7/19, Renton residents could take their garbage to Renton Vo tech on certain days; recycling and composting was not currently being accepted.

A motion was made to end the meeting at 11:00 AM; motion carried.
Meeting adjourned at 11:00 AM.