

2026 Annual FNHOA Meeting Minutes

Held 7/18/2026 at intersection of Bremerton Place and NE 1st PL.

Meeting called to order by Ed Gullekson at 10:00 AM.

Board Members present:

Ed Gullekson, Vice President; Acting President

Debi Franks, Treasurer

Mary Lou Mikelsons, Secretary

Carol Widell, Member at Large

Not present: Ron Aldinger, Member at Large

The board introduced themselves, and homeowners also introduced themselves.

2025 minutes were read, voted on and accepted.

Budget Review:

Copies of the July 1, 2026-June 30, 2027, budget were passed out.

Budget and related budget discussion:

2025 tree budget wasn't spent and will be accounted for in the 2026-2027 expenses; \$86.43 was spent on fence repair. More on trees below.

There will be approximately a \$600 increase for our insurance expenses in 2026-2027.

Dues will increase to \$147 for 2027, per dues increase discussion at the 2025 annual meeting.

Board Activity Discussion

2025-2026 Board activity summary was printed up and handed out to attendees. The board's current activity focuses primarily on trees in Tract B, generally referred to as a retention pond by FNHOA. Currently, we are working with a homeowner regarding removal of (3) trees in Tract B that are close to the homeowner's property and could injure people or damage property if the trees fail, according to the report from a certified arborist. The city of Renton has now classified Tract B as a Wetlands/Critical area/Critical Buffer zone; any work in Tract B must go through the city's planning department for permit and approval.

*See footnote

Additionally, the board has renewed discussion to transfer Tract B to the city for ownership and maintenance, due to ongoing tree issues that require city permits for removal. In 2018 the FNHOA board investigated what was required to transfer Tract B to the city; their response: install an access gate and fencing, and mow. 2018 cost estimates associated with these

requirements were approximately \$5000+, amounting to approximately a \$100 fee per FNHOA household.

The FNHOA board recommends we pursue transferring Tract B ownership to the city of Renton, as ongoing tree expenses may exceed annual dues income. For example, the estimate for the removal of the (3) trees in Tract B is \$8,982.03 and our annual dues income for 2025-2026 was \$9240.00.

The recommendation to transfer Tract B may require additional monies that may exceed the annual 5% dues increase; this was discussed by board members and homeowners attending the meeting. To raise monies beyond dues increases to fund the transfer, the FNHOA CCR's (Covenants, Conditions and Restrictions) direct that special homeowner meetings must be called; see Declaration of Covenants, Conditions and Restrictions of the Plat of Fernwood North, Article 4: Covenants for Maintenance Assessments, for these additional meeting and quorum requirements.

During the HOA annual meeting, \$250 was used as an example; this number represents the 2027 annual dues plus an additional \$100 fee/household. The general consensus was that homeowners were ok with additional fees required to transfer Tract B.

General Discussion

Does HOA currently have liability for trees in Tract B? yes

Why not email homeowners rather than use mail? Current CCR's require use of mail. To update CCR's requires 75% of homeowners present be present at meeting.

Do we have a list of rental homes? Yes, currently 6

An appeal was made for new board members as Carol Widell will step down as Member at Large. Shirley Milligan and Zing Tsung-Yeh Tsai have agreed to be Members at Large. Thank you, Shirley, and Zing!

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

***Permit application was submitted on 7/22/2026**

Mary Lou Mikelsons

FNHOA Secretary