

**WestWood HOA - Special Zoom Meeting for Survey Results
December 6, 2021 - 5:30 PM
Meeting Minutes**

In Attendance:

Christopher Cutler, Laura Shellito, Dustin Lawrence, Lisa Ikeda, Kendra Lytle

Item 1 - Dues Increase for 2022 & Voting status of ACC members

Treasurer Ikeda asked about an increase in dues for 2022. Vice President Shellito made a motion to increase the dues to the maximum allowed per CC&Rs up to 15%. The motion was passed by all in attendance. All members agreed that no prior meeting notification was necessary, in accordance with Article IV, Section 5 of the Lexington Hills HOA By Laws.

Treasurer Ikeda had questions about ACC members and whether or not they can have board status. President Lawrence indicated we can review and make decision at annual meeting.

Item 2 - Neighborhood Survey Results and Discussion

Board discussed the recent survey results led by Rick Beloit. Below is a summary of the survey results.

1. Electrical Box on 90th
 - . Majority of Neighborhood in support of repair (30 yes / 6 no)
 - a. Recommend solar or battery powered device
 2. Maintaining Grass on 90th
 - . Majority of Neighborhood wants to retain grass (29 yes / 3 no)
 - a. Dead trees need to be replaced
 - b. Expansion of irrigation system for entrance
 - c. Rock chips or pea gravel could work
 - d. Instead of annual garage sales, recommend we have volunteer hours
 3. Neighborhood Park
 - . Majority of Neighborhood in favor of improving park (25 yes / 10 no)
 - a. New equipment and benches
 - b. Neighborhood library stand
 - c. Some neighbors want to add their own funds to help improve
 - d. Some concerns about cost of park and may not be necessary
 4. Other Comments
 - . Speed bumps
 - a. Loose dogs
 - b. Parking on streets needs to stop
 - c. Fence on 90th
 - d. Stop signs at intersections
 - e. Neighborhood watch signs
 - f. Need to be able to donate
 - g. Neighborhood not as inviting lately
 5. Communication
 - . 15 people use newsletter / 25 website / 21 email / 5 facebook
 - a. Consolidate communication delivery
- In response to the above

1. Responses to Comment 1

Nick Holbrook has been working to have an alternative powered irrigation system on 90th. This appears to be resolved and will be repaired by next summer.

1. Responses to Comment 2

Dustin Lawrence will reach out to Pierce County to have dead trees removed on 90th. Dustin noted that expansion of irrigation system on 90th could be challenging right now given other costs associated with maintenance of development.

Lisa Ikeda asked about depth of bed areas and if possible to accommodate bark.

Lisa noted there may be ability to get donated bark and use a product to improve its appearance

Laura Shellito noted she may be willing to help with bark improvements at front entrance

Chris Cutler noted he would be in support of some entrance upgrades

1. Responses to Comment 3

Dustin noted that it may be difficult for HOA to hold donated funds.

Laura noted that the neighborhood may not understand how expensive a park upgrade is.

Kendra noted we should get bids for playground equipment as a starting point

Dustin noted that Nick Holbrook has been vocal about playground upgrade and he could be helpful with bids

Dustin noted that a neighborhood library could probably be okay, but want to coordinate with abutting neighbors and pick out a good location in the park

1. Responses to Comment 4

Dustin noted HOA regularly receives comments about traffic control such as speed bumps and stops signs. Dustin noted he can reach out to County again, but likely no changes as all roads in development are County owned

Chris Cutler noted the fence on 90th has loose posts that will need to be repaired and we should consider repairing them soon

Dustin noted neighborhood watch signs are planned to be installed this year, just doing research as to best locations and methods

1. Responses to Comment 5

Dustin noted that we need to consolidate communication methods

Chris suggested paper flyers in neighborhood

Laura indicated that we need to have a response provided to neighborhood based on these survey results

Dustin noted that he'll prepare minutes and a list of action items

Item 3 - Action Items

1. HOA needs to update communication strategy (Newsletter, website, facebook, flyers).

Dustin will take the lead on this for now

2. HOA will need bids for playground equipment. Dustin will ask Nick Holbrook, but other HOA board members may investigate

3. HOA needs to develop a formal response document to the survey, with list of actions and recommendations. This was not assigned out.

Adjourned - 6:15 PM

Dustin Lawrence