

Minutes
PPCA Board Regular Meeting
January 27, 2017

Attendance: Kim, Larry, Elton, Freya, JoAnne

Meeting opened at 6:30 by Elton

Motion to approve meeting minutes from November 2016 by Kim. Seconded by Larry, motion carried.

Review Email Votes- None Taken

Old Business:

Bylaws Update- Proposal done by Freya and Larry was given to Chris Rise, attorney. Waiting for his official answer. He did indicate in the meeting that it would be okay to allow other neighbors, not required to be in the HOA, to opt in.

Walkways Issues, Elton-

Meeting with Chris- Again waiting on Chris's official write up, but he indicated the land may be owned by the County. If this is the case we'd like to acquire an official letter from the County to put in our records.

Communication with Home Owners- We really need to communicate with the home owners that had stakes put in their yards. Waiting on Chris's answer.

Elton will continue to ask Chris for his final recommendation.

North of Goodrich gravel quote- JoAnne has a quote from Dircio's Landscaping to fabric, curb & gravel the section just between Brandt & Herrud for \$2,926.80. Kim motioned to accept the quote, Elton seconded. The motion carried. Although this may not be our property, gravel will create no impediment to County access, and will improve our neighborhood.

Del McKenzie & irrigation South of Goodrich- Received a communication from Del asking us to consider compensating him for the water in the walk way. If they land does turn out to be County owned, we can not interfere with it. If it's not our property, we, as a Non-Profit, have no right to pay him for water, and could get in trouble for doing so. **JoAnne** will communicate this to Del.

Maintenance Schedule- **Kim** will re-email what she worked up (sorry!), so we can discuss, give input and approve it at our next meeting.

Port a Potty Enclosure Lower Park- Done! Looks great! Good neighbor feedback!

Need to have the new address number posted that we received from the County in the permit process. **JoAnne** will look into this.

Storage Shed & Bathroom for Upper Park- Have two building prices from Freya's city contact. Building only for \$55K and \$33K. These would still need plumbing and a vault system.

JoAnne will get the two previous contractors that we've gotten bids from, Michael Bickler and Gary Martin, to bid full bathrooms with vaults and plumbing.

Ramp Project & Gravel Lower Park Road- Mark, Pamp in Hawaii. He'll get back to us.

Upper Park New 'Pole' Trash Cans, Freya- A nice Rubbermaid for \$650, includes free shipping from Sears. Elton motioned we order 3 to be placed at the big toy, covered area and boat launch, Kim seconded, motion carried. **Kim** will buy them and ask Mr. Lawn to install them.

Flag speed limit signs, Kim- **Kim** will get RCWs on crosswalk requirements. After the research is done she can present this to the County. If they approve, the painting will likely be at our cost.

New Business:

\$11,721 in dues last week! 2016 P&L

Mini Storage- Because of the extreme delay in getting permanent storage built, Kim motioned we rent storage for the time being so we can all get PPCA property out of our garages. Elton seconded, the motion carried. **JoAnne** will call I-90 mini storage and rent a unit.

Playhouse on Albert Way- We received a complaint about a playhouse for being too close to the property line, tall and unfinished. Play houses aren't addressed in the Covenants for Albert Way, only 'Outhouses'. Neighbors should address these concerns directly with each other. The property line issue could be taken to the County.

Big Toy Shade- **Kim** will call her tree company for a recommendation for good tree choices.

Motion to adjourn by Kim at 7:40. Elton seconded. Motion carried.

Kim paid, thanks!