

# Caldart Heights Homeowners Association

## Board Meeting Minutes

15 Mar 2022 Called to order: 6:30pm PST Zoom

Present: Larry Altenbrun, Brittany Tassano, and Christina Faunce

Next meeting: TBD

### 1. Discussion

- Motion to send a thank you card and \$100 Amazon gift card as a thank you for no charges to repair knocked over mailbox, motion passed unanimously, Treasurer to send card and gift card to Mr. Moore. Note invoice provided indicated, if charged, \$50 parts and \$200 labor, however, did not charge us. Also repairs took only a couple of days when previously similar issue took months to repair.
- Receipt for new lock, for same knocked over mailbox, to be reimbursed to homeowner, action to be completed by Treasurer.
- Work truck – Rosebud, friendly email will be drafted by President to homeowners regarding continuous parking of large commercial vehicle at residence as contrary to HOA CCRs.
- Treasurer report: People having been paying dues in full, compilation complete – awaiting final document, annual taxes have been submitted.
- Upper Park ravine area, littered with dumped garbage. Earlier in the day, a homeowner contacted Public Works and spoke with Joe Walker, the PW Foreman. He noted that the upper park ravine area is that HOAs responsibility for keeping clear of garbage, debris, and blackberry bushes but not any trees as it is wetland area. The ravine runs to Dogfish creek and into Liberty Bay. Treasurer and President volunteered to remove existing debris.
- Landscaping
  - Garbage not being removed from both cans at upper park, Treasurer notified Sergio's Landscaping. Treasurer to email landscaping co. re: trash pickup in landscaping i.e., cans, wrappers etc.,
  - Request delay of irrigation being turned on June-July, Treasurer noted this is a notable cost. Noted contract states Apr – Oct for irrigation.
  - A meeting will be set-up with the President and Sergio's to understand what all needs to be fixed with irrigation system, and periodicity of watering, as Secretary indicated a trench needs to be dug and a leak fixed however no quotation was provided.
- ACC – Chris and Brandon Faunce and Julie Carlson are still the ACC board members, Chris noted that they are still handling ACC requests as they come in.

Caldart Heights Homeowners Association

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Page 2

- Rosebud greenbelt continued cleanup then restoration, plan will be provided to city arborist prior to planting of new trees etc.
- 12<sup>th</sup> Ave condition of yard concern and neighbor dispute. Correspondence to be reviewed further with local authorities. Board will address any CCR violations with both parties.

Meeting adjourned: 7:25pm PST

A handwritten signature in black ink, appearing to read "Larry E. Altenbrun", written over a horizontal line.

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Larry E. Altenbrun