

# 41 Point 5 HOA Annual Meeting 2015



President - Bruce Terrill  
Vice President - Helen Shen  
Treasurer - Sarah Kiebler  
Secretary - Alex Krawarik  
Social - Carla Phillipy

# Agenda

7pm - 9pm

- Introductions - Bruce
- What the HOA Board has been up to - Bruce
- What the HOA Board has planned for the next year - Bruce
- CCR Rewrite Status and Feedback - Bruce
- Architectural Committee -Helen
- Financial review - Sarah
- Communications - Alex
- Social - Carla
- Elections - Bruce

# What has the 41.5 Board been up to?

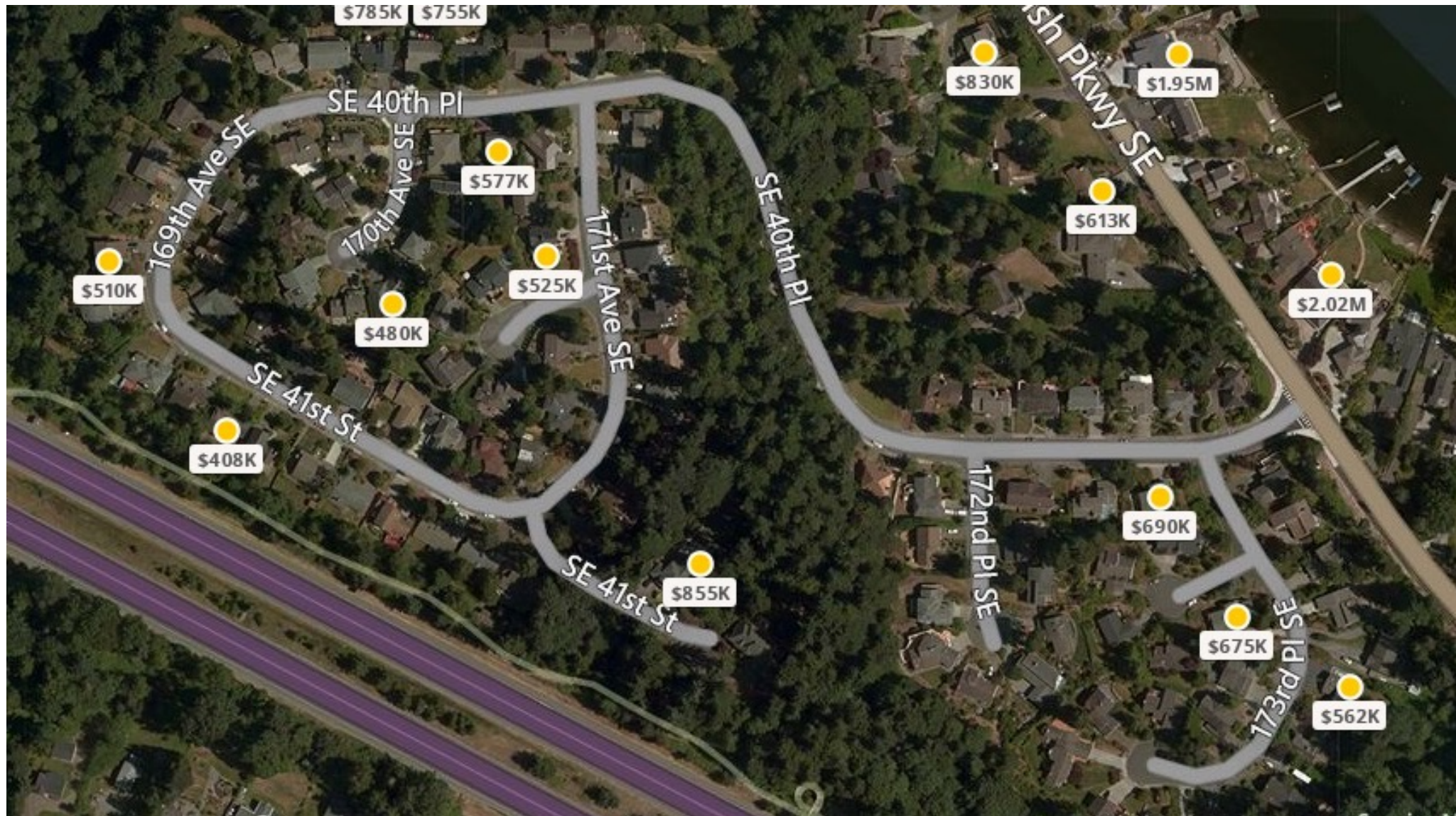
- Replaced a vandalized security mailbox
- Organized a yard cleanup at Sue Rietveld's house.
- Fixed a broken water drainage pipe across from the 41.5 Minipark
- Repaired rotten and unsafe fence posts in the Minipark
- Ordered a speed study and a temporary speed monitor sign for SE 40th PL

# What's the 41.5 Board doing in the coming year?

- Filing our new CCRs (if approved)
- Seeing if we qualify for a permanent speed monitor sign
- Posting video surveillance signs and fake cameras on light posts
- Having the City of Bellevue perform maintenance on our Minipark
- Have Mayuri Indian Food cater at our annual picnic
- Curb Painting?



Sales in the last year in 41 Point 5!  
Welcome new owners!



# CC&R Rewrite

- Why is this needed?
  - Our current CCRs are very old and outdated
  - We've had budget for a CCR re-write for many years
- What is the current status?
  - HOA board engaged a real estate lawyer Spring 2013
  - Based on your feedback, CCRs underwent a major rewrite in the Fall of 2014 to remove any non-essential language and add back some features from our original CCRs
  - HOA board has a 4th generation final draft of the CCRs from the real estate lawyer.
  - We have spent around \$5k out of budgeted \$20k for this project and expect filing fees to be under \$100.
- What are the next steps?
  - Mailing another hardcopy in June/July timeframe with a ballot
  - Please vote and return the self addressed/stamped envelope!
  - If we don't receive a majority of votes in the mail, the Board will go door-to-door.

# Architectural Committee

- Overview of processes we follow
  - Tree removal or maintenance
  - House updates
  - Storing cars and boats and campers
  - Etc...

# Finance Update: 2015

| Detail                              | 2014-2015      |                |                | PROEJCTED 2015-2016 |                |                |
|-------------------------------------|----------------|----------------|----------------|---------------------|----------------|----------------|
|                                     | June-May       | Annual Budget  | Variance       | June-May            | Annual Budget  | Variance       |
| <b>Income:</b>                      |                |                |                |                     |                |                |
| Dues Prior year = \$50              | 300            | 325            | 25             |                     | 1,050          | 1,050          |
| Dues Current Year = \$50            | 4,650          | 5,650          | 1,000          |                     | 5,650          | 5,650          |
| Interest                            | 2              |                |                |                     |                |                |
| Misc Payments                       | 663            | -              |                |                     | -              |                |
| Unpaid dues                         | 1,050          | -              | (1,050)        |                     | -              | -              |
| <b>Total Income</b>                 | <b>6,000</b>   | <b>5,975</b>   | <b>(25)</b>    | <b>-</b>            | <b>6,700</b>   | <b>6,700</b>   |
| <b>Expenses:</b>                    |                |                |                |                     |                |                |
| Legal Fees - CC&R                   | 2,457          | 5,590          | (3,133)        |                     | 3,133          | (3,133)        |
| "Got Junk" Service (800 x 2 trucks) | 1,405          | 1,600          | (195)          |                     | 1,600          | (1,600)        |
| Insurance Expense**                 | 1,843          | 1,590          | 253            |                     | 1,843          | (1,843)        |
| Landscape Expense                   | 888            | 1,200          | (312)          |                     | 900            | (900)          |
| Annual Picnic Expense               | 1,431          | 1,000          | 431            |                     | 1,000          | (1,000)        |
| Annual Meeting/Newsletter Expense   | 136.3          | 500            | (364)          |                     | 350            | (350)          |
| Office Supply Expense               | 135.7          | 300            | (164)          |                     | 200            | (200)          |
| Sign Maintenance                    | -              | 300            | (300)          |                     | -              | -              |
| Annual Easter Egg Expense           | 215            | 200            | 15             |                     | 250            | (250)          |
| Puget Sound Energy (PSE) Expense    | 68             | 156            | (89)           |                     | 150            | (150)          |
| Misc Expense                        | 1,141          | -              | 1,141          |                     | -              | -              |
| Mailbox Rental Expense              | 168            | 168            | -              |                     | 168            | (168)          |
| Curb Painting                       |                |                |                |                     | 2,825          | (2,825)        |
| Power Washing                       |                |                |                |                     | 2,500          | (2,500)        |
| <b>Total Expenses</b>               | <b>9,888</b>   | <b>12,604</b>  | <b>(2,716)</b> | <b>-</b>            | <b>9,594</b>   | <b>(9,594)</b> |
| <b>Balance</b>                      | <b>(3,888)</b> | <b>(6,629)</b> | <b>2,691</b>   | <b>-</b>            | <b>(2,894)</b> | <b>(2,894)</b> |

6,019

20,404

Available  
Funds

26,423

\*\* we had a claim on our insurance this year. \$500 deductible as well as a rate increase of \$250/annual



# Communications

- HOA website  
<http://www.41point5.org>
- Email “blasts”
- Facebook group
- [sammamishparkway.nextdoor.com](http://sammamishparkway.nextdoor.com)

# Social

- Easter Egg Hunt
- Annual Meeting
  - FISW this year, it's close, and mostly free!
- Garage Sale
- “Got Junk” Truck
- Annual Picnic
- Other Items for discussion?



## What We Take

### What We Take

Appliances  
Mattresses  
Furniture  
Refrigerators  
Carpet  
Televisions  
Tires  
Computers  
Computer Monitors  
Printers  
Rubbish  
Garbage  
Trash  
Yard Waste  
Dumpster Alternative  
Hot Tub  
Scrap Metal  
Construction  
Estate



## Full-Service Junk Removal

1-800-GOT-JUNK? offers full-service junk removal for your home or business including offices, retail locations, constructions sites, and more. Our friendly team is happy to meet all your junk hauling needs, including:



### Household Junk Removal

[Appliance Removal](#)  
[Refrigerator Removal](#)  
[Mattress Removal](#)  
[Furniture Removal](#)  
[Carpet Removal](#)  
[TV Removal](#)  
[Tire Removal](#)  
[Hot Tub Removal](#)  
[Scrap Metal Removal](#)

### Office Junk Removal

[Computer Recycling](#)  
[Printer Recycling](#)  
[Monitor Recycling](#)

### General Junk Removal

[Leaf Removal](#)  
[Rubbish Removal](#)  
[Garbage Removal](#)  
[Alternative](#)  
[Dumpster Alternative](#)  
[Trash Removal Alternative](#)  
[Disaster Preparation](#)  
[Construction Cleanout](#)  
[Estate Cleanout](#)

- One truck in upper area, one truck lower area

# Elections

- Current Board members are OK with another term.
  - President - Bruce Terrill
  - Vice President - Helen Shen
  - Secretary - Alex Krawarik
  - Social Chair/Committee - Carla Phillipy and Melanie Sidwell
- Nominations?



# Feedback and Q&A

- What do you want to see in the coming year?