

TROVITSKY PARK HOMEOWNERS' ASSOCIATION
GENERAL MEETING MINUTES
September 21, 2006

Meeting was called to order at 7:04 p.m. Board members present were Curtis Jordan, Darby Smith, Mukund Upadhyaya and Bonita Migliore.

May 5, 2006 General Meeting minutes are ratified.

Curtis gave a briefing of the various issues that have been discussed at the recent board meetings.

1. Putting a lock on the sprinkler valve.
2. Lighting on the entrance to our development.
3. Putting a path from our development to Petrovitsky Park.

Perimeter Report

Curtis provided a handout of the diagram of the proposed plant design presented by Green Effects for the perimeter of our development. It displayed the placement of the plants as well as the types of plants to be used. This project will cost approximately \$16,000 when completed.

ACC Report

Cam Briggs provided information regarding the following issues:

1. All appeals of violations must be submitted in writing to the HOA board only.
2. There have been complaints regarding dogs barking at night. The ACC will send letters to the dog owners requesting they take care of this problem.
3. During the summer the ACC board met every two weeks in order to keep up with the landscaping requests. They will now only hold them once a month on the 1st Sunday of the month during the fall and winter as the landscaping requests should decrease.

Community Issues

1. The placement of trash cans in the community park. We concluded that one at each entrance of the park would be best. We are still waiting on a quote as to how much this will cost.
2. Quadrant has been contacted regarding the paint that is chipping from the columns of some of the homes in our development. Their response was that the one year warranty has expired and therefore they are no longer responsible for the repairs. If we decide to pursue this farther will need to hire an attorney to determine if we have a viable case.
3. The Doggie Dump is being overloaded with animal waste as well as trash. We will determine if the local waste company can be contracted to empty it on a regular basis.
4. We discussed the feasibility of putting a safer walking path from our development to Petrovitsky Park. We have a bid from a contractor for a cement walkway as well a bridge for approximately \$10,000. King County has roughly \$90,000 of grant money which could be applied for in order to reimburse us for this expenditure. We will conduct a survey of the homeowners in our community to determine if this is something we should pursue.
5. Ted Bernert expressed his dissatisfaction with the firework debris that accumulated on his property on the 4th of July.
6. Community phone book. Those who do not wish to have their information placed in a community phone book may opt out.

7. Look into the possibility of having sprinkler systems installed at a group rate.
8. We will allow people to place adds in our newsletter for the following prices:
 - a. business card size – resident \$15, nonresident \$20
 - b. ¼ page – resident \$20, nonresident \$25
 - c. ½ page – resident \$25, nonresident \$30

Business Report

1. There is approximately \$8,000 of delinquent homeowner's dues outstanding. We will start sending these accounts to a collection agency for reimbursement.
2. We will post next year's budget on the community website after it is ratified in October.

Upcoming Events

Our next community event will be the holiday decorating contest. It will begin December 1st and run through the 23rd. Judging will occur on the 23rd. The HOA will sponsor 4 events a year, Easter Egg Hunt, 4th of July BBQ, End of Summer BBQ and the holiday decorating contest.

Meeting adjourned at 8:15pm.

HOA Mailing Address:

Trovitsky Park Homeowners' Association
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Renton, WA 98058

Bonita Migliore, Secretary
Trovitsky Park HOA
General Meeting Minutes 9/21/06