

Minutes of the 2023 Annual Meeting of the Tiffany Park Homeowners Association of Renton, Washington

The meeting was held on Tuesday, April 9, 2023 at the Fairwood Library.

Attendees:

Marina Higgins (TPHA president)
Reid Heimbeck (TPHA vice president)
Dave Beedon
Carol Franks
Joan Frome
Javier Garcia
Cynthia Garlough
Mike Gates
Vicky Zhen (attended via Zoom)

Meeting was called to order at 6:02 p.m. by Reid Heimbeck. Reid conducted the meeting.

Financial review:

Banking is done through BECU.

Dues are collected annually.

Main expense is maintenance of a small park on Pierce Avenue Southeast: cost is \$300 per month. It has been difficult to find a company for maintaining the park and the amount charged is a bargain. Another expense is occasional tree work (pruning or removal) in the park or on two undeveloped tracts owned by the Association.

The current bank balance is about \$14,000, which covers the aforementioned work, and emergencies.

A suggestion was made to move the finances to another bank but no action was taken.

TPHA park:

Anecdotal evidence of use is that the park gets light use during the day but more at night.

Playground equipment is in need of repair. The swing was removed because it broke.

Question: Can we give or sell the park to the city of Renton? Cynthia said the City doesn't want it.

Neighborhood values:

We desire to limit nuisance activities (example: used car business) and parking of large commercial vehicles. Small vehicles used in businesses are probably not an issue.

Deed covenants define the Association and rules for residents.

Changing the covenants is a legal matter. The services of a lawyer would probably be needed (that would be expensive).

TPHA officers:

Covenants define the officers: president, vice president, secretary, and treasurer. In addition, an architectural review committee is defined for controlling and documenting

exterior improvements to properties. Getting people to join that committee is next to impossible.

New officers are voted in every year at the annual meeting. Reid said that he and Marina, the only active officers, wish to pass their responsibilities on to other volunteers. The main motivation for that is to avoid having to enforce the payment of dues by unco-operative property owners.

Although voting on officers was a major agenda item of this meeting, it never took place. There was some discussion of what was involved with being an officer but discussion never rose to the level of nominating and selecting new officers.

Dues:

The covenants specify how much dues can be increased every year (5%). Marina mentioned that a state law supersedes that limitation and allows for more flexibility in raising dues. Mike Gates was concerned that raising dues could cause some residents to object. He expressed an interest in helping with the enforcement of dues-paying, perhaps by talking to persons who are lazy about paying.

HOA management:

One way to improve the enforcement of covenants is to hire a company to perform that function. This would relieve the Association's officers of that task. It might also be a way to modernize the financial processes of the Association. This approach needs study. Mike Gates agreed to do some research about such companies and report on same at the meeting mentioned below.

David suggested that we need to inform home owners of our intention to transition some aspects of association management to an outside company and to agree on what we expect from a company doing that. We don't want a "big brother" atmosphere in which every little requirement is shoved down the throats of home owners, but some level of compliance is required. What is that level? To further this discussion we agreed to meet in a month: Fairwood library, 6 pm, June 6. Marina reserved the meeting room.

Apathy:

A recurring theme during the meeting is the apathy among residents concerning the work of the Association and volunteering to further that work.

Reid adjourned the meeting at 7:30 pm.

Minutes recorded by Dave Beedon.