

**Harmony Park Lot Owners Association
Annual Membership Meeting
May 18, 2024
St. Yves Church**

CALL TO ORDER

President Mike Cuddie called the meeting to order at 9:05 am.

INTRODUCTIONS

Board members present: Shelley Arenas, Mike Cuddie, Shawnie Haas, Jason Sauter.

Other members present: In addition to board members listed above, the following members attended: John Abe, Shaun Adams, Matt Cooper, Bill Cory, Shannon Cuddie, Scott & Seda Dietrich, Mark & Gina Doleski, Dana Finnegan, Bill Gansberg, Shari Gesner, Sean Gitt, Richard & Angela Gulick, Mike & Sheri Henderson, Dan & Denise Hert, Robert Kenny, Mike Kingsley, Dan & Lynn Kohler, Randy & Jackie Mann, Nicholas McKenzie, Kim & Mike Nelson, Nicole Notch, Lori Parker, Chris Roden, Rose Roden, Ross Saunders, Alice Shinn, Braden Smith and Katie Whitten, Michael Watts, and Marge Wilcoxson.

Proxy vote was given to Mike Cuddie by Michael Randall.

REVIEW AND APPROVAL OF MINUTES

The minutes from the last annual meeting, held August 27, 2022, which had been previously sent to members and copies provided in the handout packet, were reviewed and approved by a voice vote of attendees.

OLD BUSINESS

Financial reports and budget

Handouts included the following:

Income Statements and Balance Sheets for calendar years 2022 and 2023

2022-2024 Budget

Checking Account Transaction List by Date August 2022 through December 2023

2023 year-end balances were: Checking – \$30,987.30, Reserves – \$87,189.30, Special Assessments Money Market account- \$22,605.92; Total \$140,782.52.

Shelley Arenas, Secretary/Treasurer, noted that interest income increased significantly due to moving the reserves account to a high interest account at another bank (First Fed). A separate high interest account will be set up at that bank later this year for the Special Assessment funds once they reach the minimum \$50,000 required to open the account. She also noted that initiation and transfer fees collected at time of property sales/ownership transfers totaled over \$9,000 for 2023.

Water system

Capital improvements/repair: Improvements at the pump house are continuing to be made. Mike Kingsley gave an update on the status of the 3 wells, 2 of which are currently in use, and the possibility of bringing the third one online.

RV Park water update: The board has been consulting with an attorney to review water supply obligations outlined in the covenants. We are developing a water rate plan to charge for usage beyond standard residential usage, since the park uses a level of water that is disproportionately higher than what it is billed for at the annual dues cost.

Boat dock and ramp extension update

Mike Cuddie gave an update on the effort to find a company to build the ramp extension. Unfortunately the only bids received so far are significantly higher than what was estimated at the 2022 annual meeting (more than double). The major cost is the requirement for a cofferdam, which is necessary because there are no scheduled drawdowns of the lake planned that could allow the work to be done when the impacted area is not in water. Concerns about permitting issues for such a project were also discussed, and several members noted the long delays they'd personally experienced with getting permits from Tacoma Power for dock work on their properties, including waits of 6 years or more.

While the project has some serious challenges and there is not yet a clear path forward, members agreed that the benefit of doing it is significant enough to the community (especially in terms of retaining property values that are enhanced by such an amenity) that solutions should still be pursued. Members also agreed that continuing the 3-year special assessment made the best sense for now, while research continues.

Tract A

Bids have been received for removing some dead trees on HPLOA property. This work will be completed in June. A committee was formed at the 2022 annual meeting to consider ideas for future uses of Tract A but isn't currently active so hasn't proposed anything yet.

Board elections

The terms of board members Shelley Arenas and Mike Cuddie expired in 2024. They were re-elected for 3-year terms, expiring in 2027. Shawnie Haas was elected to complete the remaining 2 years of the 2023-2026 term that she was appointed to after board member Greg Young resigned in Sept. 2022 (the position expired in 2023 but no annual meeting was held so she continued to serve as appointed). Mike Henderson was elected to complete the remaining 1 year of a 3-year term (2022-2025) that was temporarily filled by Michael Randall in February 2023 after Alan Stoick resigned from the position. Henderson had been a non-voting board alternate since 2023. Mike Kingsley volunteered to continue as a non-voting board alternate and Shaun Adams and Chris Roden also volunteered and were appointed as non-voting board alternates.

NEW BUSINESS

4th of July Parade

This year the parade will be on Saturday, July .6, 7:00 pm. Meet at the upper loop cul-de-sac at 6:00 pm. After many years as parade coordinator, Lynn Kohler is retiring and Shannon Cuddie has volunteered to take the lead on this. Thanks to both Lynn and Shannon for their work on this fun neighborhood event.

Setting annual meeting date

Members discussed setting a fixed date for the meetings. Previously they were held in June until the pandemic, when they were moved to August in 2021 and 2022 (no meeting was held in 2020) so they could be outside at Tract A. Members voted to set the annual meeting date as the third Saturday in May. The Clean-Up Day has been on a different day than the annual meeting in the past; it was held on the same day this year. An ongoing date for Clean-Up Day was not set, though members liked the idea of doing it before Memorial Day weekend.

Dues increase

The community's aging water system -- including challenges with our wells and the potential for unexpected issues with water lines -- was discussed. The board had previously discussed increasing dues by \$50 in 2025, \$50 in 2026, and \$100 in 2027 to account both for inflation and the need to build a stronger cushion of reserves for unexpected maintenance needs. These increases were proposed at the meeting, but the majority of members (all but 1) voted instead to set increases at \$100/year beginning in 2025.

Long range plans update

A handout of the long-range plans and their status was provided and briefly reviewed. (See below for updates.)

The meeting was adjourned at 10:07 am.

After the meeting, board officers (President Mike Cuddie, Vice-President Shawnie Haas, and Secretary/Treasurer Shelley Arenas) were confirmed by board members to continue in the same officer roles.

On May 24, 2024, new board member Mike Henderson resigned from the board for personal reasons. Board alternate Shaun Adams was appointed to fill that board position until the 2025 annual meeting.

HPLOA LONG RANGE PLANS

Updated—18 May 2024

The following list represents items for discussion and prioritizing by the HPLOA board and members for consideration to implement over the next few years. The list is intended to be discussed each year and adjusted based on priorities and funding available.

- 1) Extend boat dock. **In permitting phase.**
- 2) Extend boat ramp. **In permitting phase.**
- 3) Review of electrical system inside pump station for reliability. **Replaced controller and improved ventilation.**
- 4) Replace isolation valves in the water distribution system. **Completed.**
- 5) Upgrade the water distribution system by section. Most vulnerable parts seem to be near connections to water meters and under large trees. Plan to replace section at NW corner of Lake Road. **Under consideration by board for 2027.**
- 6) Complete Small Water System Plan as mandated by DOH. **Ongoing.**
- 7) Improve Tract A access. Consider opening up for members to use as a gathering place and parking lot for access to community dock. Survey completed. **Committee formed to plan improvements in 2022 – needs to be reactivated.** Tract A removal of hazardous trees by licensed contractor only **(scheduled for June 2024).**
- 8) Community dock picnic area – improve ground surface. Only with Tacoma Power permission. **Still waiting for TP response to prior SUP application.**
- 9) Investigate reasons for water shortages in summer months and consider recommended steps to avoid shortages in the future. Members asked to conserve water on weekends between Memorial Day and Labor Day, including no lawn watering, boat and car washing, pressure washing etc. so there is enough water for essential uses. Under consideration are well pump changes, storage increases, additional well. **Ongoing.**
- 10) Change compensation from RV Park to align with actual water usage. **Ongoing.**
- 11) Replace Community Dock in its entirety. **Plan for summer of 2026.**
- 12) Others