

**Harmony Park Lot Owners Association
Annual Membership Meeting Minutes (DRAFT)
Sept. 6, 2025
St. Yves Church**

CALL TO ORDER

President Mike Cuddie called the meeting to order at 9:10 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, Bill Cory, Dana Finnegan, Bill & Judy Gansberg, Shari Gesner, Sean Gitt, Mike & Sherri Henderson, Dan Hert, Robert Kenny, Mike Kingsley, Terry Knudsvig, Dan Kohler, Glenn & Shelley Kylo, Sharon Mace, Randy & Jackie Mann, Mike & Kim Nelson, Joe & Nicole Notch, Wayne & Lori Parker, Steven & Rebecca Pringle, Barb Roewe, and Braden Smith.

Proxy vote was given to Mike Kingsley by Monte and Rose Roden.

REVIEW AND APPROVAL OF MINUTES

The minutes from the last annual meeting, held May 18, 2024, which had been previously sent as a draft 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 year 2024

2023-2025 Budget

Checking Account Transaction List by Date for calendar year 2024

2024 year-end balances were: Checking – \$20,495.94, Reserves – \$84,192.04, Special Assessments account- \$52,876.01; Total \$157,563.99.

Shelley Arenas, Secretary/Treasurer, noted that interest income from high yield savings accounts for reserves and special assessments accounts was \$3,477.83. She also noted that initiation and transfer fees collected at time of property sales/ownership transfers totaled \$3,600 for 2024. The highest expense category was Water System Repair/Maintenance.

Water system

Water quality: The annual Consumer Confidence Report is available online at
<https://www.harmonyparkloa.com/HarmonyParkWSCCR2024.pdf>

Members can find ongoing HPLOA water test results online at:

<https://fortress.wa.gov/doh/eh/portal/odw/si/Intro.aspx> (enter 31362 for system ID)

Water system capital improvements/repair: Mike Kingsley gave an update on improvements that have been made to the water system infrastructure. These included: 1) cleaned up around pumphouse, 2) replaced pump in well #2, added new wiring, now pumping at 60 gallons/minute, 3) new company for generator maintenance, 4) added a new shut off outside our fence for the RV park water access.

RV Park water update: There was a major leak on the 4th of July weekend; with more than 40,000 gallons used in 24 hours. As noted in NEW BUSINESS below, the RV Park is working on getting their own water system established so that HPLOA will no longer be providing their water.

Boat dock and ramp extension update

Mike Cuddie gave an update on the effort to find a company to build the ramp extension and options being considered. The most expensive option, which would require a cofferdam, could be as much as \$250,000 and is not considered a feasible option, given HPLOA's other budget priorities. Other possibilities are still being considered but without a definite plan forward, the 3-year special assessment was put on hold for the final/third year originally planned for 2025; Funds collected to date are being held in a high-interest savings account until final plans are made.

Survey of other HPLOA-owned common areas to mark property lines

Surveys were completed for the boat dock/ramp area and the upper loop path to tract A and Mike Kingsley added markers. Members were reminded to not remove any of these markers. The area around the pumphouse still needs to be surveyed.

NEW BUSINESS

RV Park development of separate water system

Shawnie Haas gave an update on the multi-year effort to establish HPLOA's water system for Harmony Park residential use only, and remove the long-outdated arrangement with the RV Park, which has been receiving water from our system for use that is no longer consistent with the original intention of the Harmony Park development. Through an attorney that specializes in water use issues, HPLOA now has a Memorandum of Understanding with the RV Park, which has begun the process to establish its own water system. HPLOA is providing some financial support to incentivize the timeliness of this effort, which we hope to see completed in 2025.

Tract A access for foot traffic only

Members discussed the ongoing challenges of accessing Tract A in useful ways, while also protecting the adjacent Tacoma Power property. Suggestions included building a fence and gates around Tract A and moving the ecology blocks. Sean Gitt volunteered to lead a committee to come up with some options, including costs, to present to the membership.

Long range plans update

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

Other

Members had agreed at the last annual meeting to have the annual meetings in May, but the 2025 meeting was postponed by the board to continue research into the boat ramp project and RV park water system development agreement. In 2026, we will return to meeting the Saturday after Mother's Day weekend.

Dues increase

As voted on at the May 18, 2024 meeting, the annual dues for 2026 will increase by \$100, to \$800. The increase is to help build HPLOA's reserves for emergencies, and to fund repairs and improvements to our 60-year-old water system.

BOARD ELECTIONS

The terms of the two board positions held by Shaun Adams and Jason Sauter were completed. Shaun Adams was re-elected for one position. Mike Kingsley was elected to the other position. Jason Sauter volunteered to serve as a non-voting alternate, as did Bill Cory and Terry Knudsvig. Dylan Kingsley and Tyler Widener, who were not at the annual meeting, had also expressed interest in serving as non-voting alternates and were added.

The meeting was adjourned at 10:31 am.

On Dec. 2, 2025, a board meeting was held by phone. This included the task of appointing a new board member after the sad passing of Shaun Adams, who served Harmony Park as a board president, vice-president, board member, and community volunteer for more than two decades. Dylan Kingsley was appointed to the position, to serve until the next annual meeting when an election will be held. Board officers (President Mike Cuddie, Vice-President Shawnie Haas, and Secretary/Treasurer Shelley Arenas) were confirmed to continue in the same officer roles.

HPLOA LONG RANGE PLANS

Updated September 2025

The following list includes status updates from past long range plans and items for discussion and prioritizing by the HPLOA board and members for possible implementation over the next few years. The list is discussed each year and adjusted based on priorities and funding available.

- 1) Extend boat dock and ramp. *Status:* In planning stage.

- 2) Review of plumbing inside pump station for reliability and necessary improvements. *Status:* Ongoing.

- 3) Improve Tract A access. Previous goal was to consider opening up for members to use as a gathering place and parking lot for access to community dock. *Status:* Removal of view-blocking and hazardous trees was completed in 2024. Recreational enhancement ideas were suggested but too costly given HPLOA's other priorities. Due to continued misuse by vehicles (ATVs etc.), and the cost of fencing Tract A to prevent possible damage to adjacent Tacoma Power property, the use as a parking lot is not feasible at this time. Current plan is foot traffic only access.

- 4) Community dock – improve ground surface of picnic area; replace community dock. *Status:* In planning stages with Tacoma Power and to meet requirements for Shoreline Use Permit.

- 5) Investigate reasons for water shortages in summer months and consider recommended steps to avoid shortages in the future. Under consideration are well pump changes, storage increases, additional well. *Status:* Leaks from RV Park have been main cause of water shortages. Two new well pumps were installed. Shut-off installed for RV Park in event of leaks. RV Park's separate water system (see item #8) being developed will greatly lessen amount of water used by HPLOA system.

- 6) Change compensation from RV Park to align with actual water usage. *Status:* This was considered but board opted to engage legal counsel to get RV Park to establish separate water system instead since our system cannot support their commercial use.

- 7) Assist with RV Park's transition off of our water system and to their own new system. *Status:* Under way, planned completion in 2026.