

**Wild Rose Meadow
2020 Annual Meeting**

April, 2020
EMAIL to full neighborhood

Agenda Items for Annual Meeting

1. Exterior Home Maintenance Fund—Painting

As our homes age, they need to be painted. We are each saving some money each month as OPAL collects our lease fees, but this savings won't be enough to paint our homes when needed. Please consider these future costs, likely coming in the next year or two, and consider your options. You can pay the cost outright, or OPAL has a few different lending paths available to loan the money for the painting expense. We aren't going to address this situation right now, in an email format, but please have house painting on your radar. The most critical need for painting will be the wooden window sills and window trim, especially on the most weathered side(s) of the home, such as the south and west sides.

2. Paint Color

We can work together to get a group bid to save money on house painting, but one of the biggest cost savings is if we can limit the paint colors to just a few options. This might be challenging for some residents? Just something to think about – no action at this time.

3. Pot Holes

There is a pothole subcommittee trying to address the potholes located at the entrance to our road, just past the part that the County chip-sealed. Please let Carla Stanley know if you have helped fix those holes in the past so that she can let you know the plan going forward.

4. East Cluster Permeable Asphalt

The permeable asphalt will eventually need to be repaired. Cindy is working on figuring out expected costs. We propose starting to save ahead for that expense on an annual basis, just like how we have already started saving for maintaining the gravel parking areas. The proposed budget includes \$600 set aside as our first step, year one, of saving for future parking lot repairs needed in the permeable asphalt parking areas. There is also \$400 in the budget for cleaning both of the permeable asphalt parking lots this year. If

there is a remainder leftover from that \$400 after the cleaning expenses are paid, we will consider adding that remainder to the new reserve fund which we are saving up for more expensive repairs that will be necessary in the future.

5. Weed Whacking

One of the areas that needs more weed whacking attention is along the back fence line of Pete Welty's property.

6. Gravel – If Clusters have gravel still laying in piles leftover from last summer, please allow other Clusters to utilize this gravel BEFORE we order new/different piles of gravel. If your parking lot needs gravel to be ordered, please let us know. It is in the budget. But before ordering new gravel, let's please use the piles up that already exist within the neighborhood.

7. Wetlands Gate

Last year, a gate at the Wetlands bridge was very important to new residents living next to it, and money was budgeted for that project. Is this still a priority? If so, they need to please present a plan for construction within that budget, and the gate cannot restrict easy pass through for people with disabilities.

8. Roundabout

There are multiple requests to make the roundabout easier to drive through on the correct side while exiting the neighborhood, and a solution seems to be to move the mailboxes further away. There is some money budgeted for materials, and a work party could complete the work.

9. Dog Fencing

Reminder to all households that homes with dogs must have proper fenced yard where the dog can access the fenced area without needing to be led to it on a leash. A few households are working on solutions.

10. Orchard Use

Issa Parker can help us all understand the vision of the Orchard Committee. Their mutual understandings were never developed with the intention of leaving anybody out. If you want to learn more about helping in the orchard, harvesting the fruit, or the science behind the design, please reach out to Issa.

11. Composting

Individual households that compost should be on top of pest control and prevent access to the compost by rodents and raccoons. Community composting is a developing idea on Orcas and perhaps someone in our neighborhood would like to join that conversation, led by Orcas

Recycling Services, to help us all learn more and possible participate as a neighborhood in community composting.

12. Carbon Monoxide Detectors

A reminder from one of our residents: remember, everyone, to check your carbon monoxide detectors. Mine was dead; battery change did not help. Then I read that the ones we have are only good for about 5 years. (I bought a new one good for 10 years on a single battery - about \$35.) Also the new instructions said not to place it within 20 feet of a fuel-using device, and mine had been placed on the mantle above the fireplace. Be safe everybody!

13. Play Structure by Firepit

This item comes from Jami and Fabrice in the corner of WRM back by the garden and Twigs Lane. This family would like permission to build a Play Structure/ tree hut adjacent to their fence, in the communal area back by the community fire pit. They would post a sign like the one we had legally vetted and approved for the Playground which says "Warning: This play structure is for WRM and their guests. Parent or Guardian supervision required for all children using this equipment. Users assume all risk upon injury or death and agree to hold harmless WRM HOA residents, WRM HOA board members and OPAL CLT." Are there objections to this project? Please contact Jami and Fabrice - .3396 and iamjami@rockisland.com.

WRM Board (current cluster representatives):

East Cluster	Cindy McGrady Stephanie Nouvel <i>Secretary</i>
South Cluster	John Vinson Debbie Liblik
West Cluster	Jami Mitchell <i>Facilitator</i> Annie Moss Moore <i>Treasurer</i>

Wild Rose Meadow

2019	2019 Budget	2019 Actual Expenses	Total Actual Exps	Still to Pay	2020 Approved Budget
Fees	10.00	10.00	10.00		10.00
Insurance D&O and HOA Grounds	1,085.00	1,098.00	1,098.00		1,010.00
Gravel	1,500.00	361.32	361.32		1,500.00
Bark/Mulch	1,000.00	497.26	497.26		1,000.00
Pervious Asphalt Cleaning	75.00	207.00	207.00		400.00
Labor (weedwhacking etc)	750.00	87.50	387.50		900.00
Wetlands watering & maintenance	500.00		0.00		0.00
Additional labor	0.00	435.10	785.10	modify roundabout, snow plowing	400.00
Signage	300.00	330.45	399.12		0.00
Signage additional	200.00			200.00	200.00
Rosehip Road pothole repair					350.00
Gate for bridge	750.00			750.00	0.00
Total Grounds		3,825.00		3,134.56	4,750.00
Total Expenses	6,170.00		4,242.56	950.00	5,770.00
Beg Bal 1/1/19	6,298.01		6,298.01	Beg Bal 1/1/20	8,471.45
Revenues (\$16/mo x 7 mos x 33 households, x 5 mos x 34)				Revenues (\$16/mo x 5 mos x 34 households, x 7 mos x 33 households)	6,528.00
Expenses	6,432.00		6,416.00	households	(5,770.00)
Net Gain/(loss)	(6,170.00)		(4,242.56)	Expenses	758.00
Ending Bal 12/31/19	262.00		2,173.44	Net Gain/(loss)	9,229.45
Storm Cleanup Fund	6,560.01		8,471.45	Ending Bal 12/31/19	(1,200.00)
	(1,200.00)		(1,200.00)	Storm Cleanup Fund	
West & South Parking Lot Repair Fund				Parking Lot Repair Fund	
yr 2 of 5 @ 1700/yr	(3,400.00)		(3,400.00)	yr 2 of 5 @ 1700/yr	(5,100.00)
East Parking Lot Repair Fund year 1					(600.00)
Available Bal 12/31/19	1,960.01		3,871.45	Available Bal 12/31/20	2,329.45

----- Forwarded message -----

From: **Stéphanie Nouvel-Kennedy** <stephanie.nouvel@gmail.com>

Date: Sun, Apr 5, 2020 at 8:39 PM



Subject: In lieu of our Annual Meeting

To:

Dear neighbors,

Instead of our Annual Meeting, this year we will review and approve our budget and agenda via email. See the three budget docs and one agenda doc attached below.

BUDGET — Please review and respond **within one week** to Annie at anniem@interisland.net. I.e. if you think a figure should be increased/decreased; new item added/removed, etc. Include brief commentary about why you wish to see this change. Annie will compile responses into ballot and we will vote via email.

AGENDA — Please review and respond **within one week** with questions, comments, or concerns to Jami at iamjami@rockisland.com Jami will compile responses and send to neighborhood. After this, we will move to approve the agenda.

Thank you for your patience and understanding as we try to accomplish our annual meeting at a distance.

Please stay home, stay healthy, and take good care of you and yours. Let's try and make some good memories out of this whole crazy thing...

Warmly,

Your Cluster Reps Jami, Annie, Stephanie, Cindy, Debbie, & John

----- Forwarded message -----

From: **Stéphanie Nouvel-Kennedy** <stephanie.nouvel@gmail.com>

Date: Sun, Apr 19, 2020 at 12:25 PM

Subject: Annual Meeting—Vote on Budget & Agenda w/ Comments

To:

Hi Neighbors,

Thank you to each of you that has already voted on the budget for Wild Rose Meadow for 2020. If you haven't yet, please look for the SurveyMonkey ballot that Annie emailed to all of us last Thursday night, and please *do* vote. It only takes a minute.

Regarding the question about the gate at the wetland bridge, here is a little more info from the family that originally requested that item be added to last year's budget:

"Hey all! As we have grown into our place, and our kids have grown used to the boundaries, the gate is way less of a concern for us. Peace"



FYI.

To review the budget documents and agenda, please see the documents attached again here for your convenience.

The attached agenda has been updated to include the comments submitted from neighbors. Please note that the final agenda item listed includes a proposal to build a play structure by Jami and Fabrice's house. Nobody has expressed any concern or issue, and numerous people have emailed Jami their approval as long as proper signage regarding release of liability is posted, like at the playground. Please notify Jami immediately if you'd like to discuss, as Fabrice hopes to start building this soon if it's okay with everybody. Jami is at iamjami@rockisland.com.

Thanks for your patience as we navigate this "Annual Meeting" without being able to actual meet together.

Wishing you well, and good health to All,
Your Cluster reps

----- Forwarded message -----

From: **Stéphanie Nouvel-Kennedy** <stephanie.nouvel@gmail.com>

Date: Thu, Apr 23, 2020 at 10:30 AM

Subject: Annual Meeting Complete

To:

Hi Neighbors,

Thanks for your feedback re budget and agenda. Our work is now done, and this should be the last email re Annual Meeting. The approved budget is attached below.

Sincerely,

Stéphanie Nouvel as your Board Secretary