

Minutes of WRM Annual Meeting
March 18, 2018

In attendance: Marti Monroe, Casey Hons, Cindy McGrady, Rich Horton, Kurt Hunt, John Clancy, Heather Smith, Dane Steck, Vicki Clancy, Carla Stanley, Issa Parker, Bari Willard, Annie Moore, Debbie Liblick, Veronica San Martin, Elaine Schiozawa, Peter Fisher, Jami Mitchell, John Vinson, Danny McAndrew, Alyssa Ledgerwood. (New OPAL homeowner candidates: Poke Haltner and Kate Wlaysenski)

At 4:30 pm in the Orcas Firehall, Vicki Clancy (facilitator) opened the meeting and read the minutes from last year and then moved on to the agenda items.

- 1. Cars that do not have current registration or are inoperable.**
 - a. One has been removed so far and another is in process
 - b. License tabs must be current. There are 2 cars in violation of this situation. The Cluster reps are or will be in contact with the owners.
 - c. Jami said that she and Fabrice are looking for a parking space for their 3rd car. If anyone has an unused parking space and would be willing to share, please contact them.
- 2. Yard/House exterior maintenance.**
 - a. Encouraging people to keep their yard waste, garbage cans and garden tools on one side of the house. The aim is for each house to look presentable as a neighborhood and to each other as neighbors.
 - b. Rats are attracted to garbage, bird seed, and composting piles which need to be covered or in containers. Rat poison poses a risk to wildlife, children, and pets. We agreed that rat poison is NOT an option to eliminate rats. Veronica shared that she manages to deter rats with moth balls. Issa mentioned that people have been successful using electronic rat traps. You Tube is a resource for rat traps that kill rats without poison. Because of the rats we request that people seriously consider their choices to have chickens and bird feeders that might be attracting rats. Compost containers must be enclosed. Note that animal products in compost will attract rats.
 - c. If people want to give away furniture, they should not set it on side of the road with a “free” sign on it. It was suggested that a notice can be posted on the mailboxes regarding what is available to be given away for free and at what household the item(s) can be picked up, including a phone number. Or an email can be sent out to the community.
- 3. Driving on pathways:** To extend the life of the gravel pathways, we want to remind people to drive on the pathways as little as possible. Of course they can be used for large pick-up and drop-off, but we encourage everyone to do their best to keep it to a minimum. Also, please move your vehicles from the pathways as soon as possible so they are not blocking the pedestrians or other people who need to drive onto the pathway. No overnight parking on the pathways. Any obstruction on pathways would prevent emergency vehicles access.

4. Repair:

1. Power wash and stain playground fence. Thank you, Dane.
2. Fence repair at n/w fence by Peter and Elaine's house. Dane, Danny and Kurt have volunteered to do the much needed fence repair and have money in the budget to do this job.
3. Sebastian Huerta (south cluster) is weed-eating around the playground and both Kurt and Sebastian H. do some of the mowing weed-eating along Rosehip Rd. south of the playground. (Thanks to Andy and Bari for their tending to the grounds of the playground all of these years.)
4. "No parking" sign needed for part of Twigs' Lane fence line east of the mirror. More "No Parking" signs across from Elaine and Peter's home-attached to the n/w fence saying, "No parking beyond this point". Vicki Clancy agreed to have the signs up by the end of this week.
5. The fence between Cindy McGrady's home and Mt. Baker Farm is falling into Cindy's yard. We want to put this repair on the agenda for next year's budget. This fence is considered community property, as it does not border the exact edge of her lot.

5. Work Party Proposal:

Residential garden waste: Suggested that each cluster do their own spring clean up. Kurt did dumpster research. Dumpster in each cluster for the number of people interested is quite reasonable. The cost would be split among the homeowners using it. Danny says they deliver the dumpster on Friday and pick it up on Monday. Dumpsters can be ordered for the entire WRM or each cluster could order their own and agree on the weekend to deliver it. It is up to the cluster reps to organize the work party/dumpster in their own cluster or coordinate with a nearby cluster.

Note that common area berms or other common grounds debris can be dumped in a clearing by the fire gate across from Deye Lane.

No dumping of community or residential debris may be put along any of the border fences.

6. Professionally upgrading the 2 South Cluster parking lots and the West Cluster parking lot AND professionally gravelling the pathways in all of the clusters

The gravel parking lots have **not** been upgraded since the WRM development was built 7 years ago. Bids for upgrading were researched 2 years ago. Last year, the upgrading was postponed due to the impending installation of the fiber optic cable. Now that the cable has been installed, it was proposed that we move ahead with the improvements. The board met ahead of time to see how much money we could afford to spend out of our Neighborhood Fund and our Long-Term Reserve fund based on an old bid. The old bid only included the parking lot upgrade.

Several changes were made for this years' budget planning.

We then knew that we needed to budget for new gravel for all the pathways. The south cluster pathways are the most damaged. But, since the fiber optic cable was laid, it was clear that all of the pathways needed refinishing (though Rock Island made an attempt to improve the east and west cluster pathways when they were done.) The path re-surfacing quotes are only those paths that adjoin the homes, not along the garden or the bridge.

We then looked at the two bids that were submitted: Orcas Excavators (Bruce Wiscomb) and Charlie Nigretto. (Our old bid was from Orcas Excavators)

Orcas Excavators (Wiscomb):
\$13,920 + tax (parking lots and pathways)

Charlie Nigretto:
Parking lots 13,200 + tax
Paths 15,000
Total: \$28,208

15K difference in bids.

John Clancy moved that we accept the first bid of Orcas Excavators; it was seconded by Danny McAndrew.

Peter moved that we get more bids for the job. We have only two bids now with a 15K difference. Peter felt that since there was such a discrepancy in the bids, we should look for another bid. The discussion was to address good business practices to make the best decision. Others voiced the opinion that Orcas Excavators is a good company that worked on the initial installation of WRM, so knows the territory well. Also, we have asked Orcas Ex. for bids three times and that if we put off accepting his bid, as it takes many weeks to get in bids, we might miss the chance to use him this May due to him taking on other clients instead. People also voiced that we have put off this much needed repair too long and don't want to put it off and it was time to get it done. Peter's motion died for lack of a second.

Kurt moved that we accept the Orcas Excavators bid. It was seconded.

The vote:
14 yes, 0 Nay, 3 abstain.

Peter moved that we consider the adjustments to our budget, Rich seconded. It was suggested that we shave some of the expenses off our WRM budget to assure that we get the parking lots and paths done this year. Jami walked us through how it could work.

OPAL had approved the contribution of \$4250 from the Long-Term reserve fund for this project. All the rest of the funds come from the Neighborhood Fund, including \$3125 already set aside for gravel. We agreed on using \$1700 in the budget that was

set aside for future parking lot repair from last year and put it in this year's budget. \$500 more was moved out of grounds maintenance. The expenses for the East Cluster parking lot maintenance have been reduced due to a stellar turnout of volunteers from the cluster. Money for chips and grounds maintenance labor was also reduced or eliminated for this year. We will use up to \$1500 of our \$3000 savings in our account to cover any additional costs that may come up, which may include putting a dust cover on the gravel (non-toxic resin). We managed to cover the total cost. (See budget: contact Annie Moore if you don't have a copy)

There was an unanimous vote for Kurt to contact Bruce Wiscomb and ask him to get our job on his calendar. Everyone agreed.

Please note:

There is an Eco mat under the pathways for permeability to drain water from the property. We have an underground water management system that directs water through several swales and then piped towards Twigs Road. Beginning as soon as possible, residents will need to prepare the pathways by removing as many weeds as possible without disturbing the eco mat below. Pouring white vinegar on the plants helps kill the roots, but some elbow grease will need to be added to remove the grass or whatever has grown into the path. Then come the contractors to do the paving. This will need to happen before May. Note that some areas of the paths do not need any work, but some areas need more intense attention. We will leave this to each cluster to manage this work.

After the discussion and the resolution of the parking lot and pathway issue, the budget was unanimously approved.

Meeting adjourned at 6:45 pm.

Submitted to the residents by Marti Monroe, Secretary
March 25, 2018