

Minutes for Wild Rose Meadows Special Meeting

March 28, 2021, 4pm

Agenda: Allocation of the \$17 lease fee

Current Cluster Representatives (WRM Board):

West Cluster Reps:

Jami Mitchell: iamjami@rockisland.com (Facilitator)

Annie Moss Moore: anniem@interisland.net (Treasurer)

East Cluster Reps:

Eros Belliveau: luckydogonorcas@gmail.com

Kurt Hunt: kshunt@live.com

South Cluster Reps:

Debbie Liblik: liblik@orcasonline.com

Veronica San Martin: vsmintl@gmail.com (Secretary)

In Attendance:

Jami Mitchell

Veronica San Martin

Elaine Shiozawa

Annie Moss Moore

John Vinson

Poke Haffner

Kami McCullum

Cindy McGrady

Al Bentley & Emily Birky

Kurt Hunt

Carla Stanley

Tammy Kopp

Robert (Ru) Rorabaugh

Eros Belliveau

Marti Monroe & Dane Steck

Issa Parker

Stephanie Nouvel

Cristal Carrion De Quintero

Carly McNulty

Sherry Vinson

Minutes:

Jami welcomed All and thanked neighbors for attending as well as new neighbor Poke Haffner. Jami gave an introduction summarizing the neighborhood's Capital Needs Assessment (CNA), which Jeanne Beck prepared for WRM in January 2014. Of note, our expenses have thus far totaled about \$14,000 more to date than what Jeanne calculated, primarily due to the cost of the wetlands mitigation being significantly higher than OPAL had originally expected.

Jami noted that we have multiple options regarding the \$17 allocation, and if we don't come to consensus tonight then

we need to have another meeting. If there is a third meeting (this is the second one) where this issue is discussed and no consensus is reached, then the issue moves to a vote.

Annie read a letter she had prepared, sharing her dreams for some day being able to pave the other parking lots, and stressing the fact that the actual amounts spent so far are significantly over budget compared to the CNA created by Jeanne in 2014. Annie noted that these expenses were attributable to the wetlands mitigation and to parking lot repairs. Annie supports saving the \$17 month per household as an increased contribution to the Long Term Reserve (LTR) fund for the neighborhood.

Many questions arose regarding the wetlands mitigation. It was noted that these expenses were not avoidable, as the wetland project was critical for the approval to build the neighborhood. It was also stated that we do not expect more bills of significant amounts to be paid out regarding the wetlands. Vicki and John Clancy are very knowledgeable regarding the wetlands mitigation, and due to a significant time conflict, could not attend this meeting tonight.

Kami said that she wants to contribute the money towards the LTR and hopes that some of it can eventually be earmarked for maintenance and improvements in the East Cluster.

What followed was a discussion of the landscaping needs and on-going maintenance of the East Cluster, and a need for increased weed whacking throughout the East Cluster, especially along the fence line. Jami noted that there is already money in the budget for weed whacking.

The next point made was how the house painting project is going to deplete most if not all the money that homeowners have in their individual home funds. A discussion of the home maintenance funds followed, and it was noted that those monies can only be used for certain things like painting, new roofs, new windows, or other elements specifically noted as part of the build package. Jeanne Beck has more info on those details if anyone has questions on how the money in the individual home funds can be used.

Cindy stressed that she would never want any of our neighborhood money loaned out to individual homeowners and asked how/why that would ever happen. Jami explained that Lisa Byers had listed loans as an example of how the neighborhood can use and access funds in its neighborhood account, and emphasized that this was only an example of a way that money could be used, not that it was an actual proposal. Jami also underscored that using neighborhood funds is only possible with consensus from the neighborhood, like how we approve a budget each year, and so no loan could ever be made without full agreement/consensus of the neighborhood.

Annie noted that it would take two years of saving the additional \$17 per household per month to fill the current gap in the projected CNA, to make up the amount we have already overspent compared to what was projected back in 2014. She also reaffirmed that she wants to support the needs of the East Cluster, and that money is already budgeted and available for the East Cluster to use for weed whacking.

Cindy said the needs of the East Cluster have not been met to date, and Jami said a goal would be to make sure that they are going forward. They are welcome to access weed whacking funds.

Al said that he prefers the \$17 go into his home maintenance fund. Poke and Elaine said that their preference is to put the money in to the LTR, so that it is more robust and healthier for future expenses to the neighborhood.

Elaine noted that having money in a home's individual fund does not increase its sale-value, but it does potentially help the homeowner address items that need to be fixed before selling.

Cristal asked if saving the money was obligatory, and it was clarified that all options are on the table, even not saving the extra \$17 at all, but that some fees are obligatory as part of our agreements with OPAL.

Eros spoke in favor of supporting the LTR with the additional \$17, as did John. Jami agreed, and so did Ru, both saying that they were happy to do whatever but liked the idea of supporting the neighborhood.

Eros noted that putting the money in to the LTR saves the cost of paying interest later, instead of having to borrow money from OPAL for some big project and then paying interest on that loan.

Veronica and Issa both said that they supported whatever makes sense.

Jami asked the group for the strongest opinions – who has strong sentiments either way? Annie said she was strongly in favor of putting the money towards the LTR. Cindy said that she would be agreeable to a split or a reduction in monthly fees, but not to putting all of the \$17 towards the LTR. Cindy is concerned about future home maintenance costs and wants to make sure we are replenishing our individual home accounts too for expenses down the road. Cristal said that she agreed with Cindy.

Annie proposed a split of \$12 to LTR and \$5 towards home funds. Cindy proposed a split of \$10 to the LTR and \$7 to home funds. Jami said that she appreciated the willingness to compromise.

Cindy noted her concerns that the LTR will be targeted for paving the other parking lots, and she wants to keep them gravel. Jami said that the gravel is a headache. Annie said that she will continue to raise the issue for perpetuity. Cindy said that she is frustrated with a lack of sensitivity towards people being stretched to their limit, with bills going up and up.

The question was asked if we had the power to change the land lease fee. Elaine said that OPAL sets the basic amounts, but homeowners can choose to pay more, as individuals, each month. The neighborhood can decide by consensus to raise the lease fees for the entire neighborhood.

Cristal asked about getting in contact with Jeanne Beck, and Elaine said that she would assist Cristal.

Annie distinguished between the Long Term Reserve (LTR) fund, controlled by OPAL, as opposed to the neighborhood fund, which is locally controlled by the homeowners.

Poke suggested keeping any additional savings in neighborhood fund for neighborhood control, and Sherry said that she agreed with Poke. Elaine also said that made sense to her, and Ru agreed to that approach as well.

All of those present in the meeting reached a consensus to allocate the \$17 in question as split between \$10 per month per house going into the neighborhood fund controlled by the homeowners as a group, and \$7 per month per house going in to each home's individual homeowner account.

Jami thanked everyone for participating, and for working diligently towards a consensus. She said that the minutes would take some time to produce but would eventually be forthcoming.

The meeting ended at 6pm.