

Having achieved quorum through the collection of 58 Ballots, the meeting was called to order at 6:10pm. 52 Members were present in person as were Brandi Gimbel and Melissa Owens representing Rockwood Property Management. Jim Frank was also present on behalf of the Declarant.

ELECTION of DIRECTORS

Brandi called for nominations from the floor; being none, the candidates introduced themselves. A final call for Ballots was made to those present. The online polls closed at 6:30pm rendering the following results:

- 17 Heidi Bollum; elected for a 2 year term.
- 21 Ron Schurra; elected for a 2 year term.
- 14 Michael Fahy
- 21 Yvonne Theodor; elected for a 2 year term.

COMMUNITY and DEVELOPMENT UPDATE

Development has slowed since covid due to high interest rates and fluctuations in the labor market. A small set of condominiums will be installed west of Nettleton. To promote economic diversity, the forthcoming development will provide opportunities for residents of lesser means. Linke will be improved/paved to connect at the entrance to the property. Several units may go in near Riverhouse with a different product over the next few years, plans are still in conceptual phase. Development will continue to the west from Riverhouse.

The commercial district will include installation of new lighting to compliment the pavilion downtown. Concerts will begin on Thursday nights beginning at 7pm until approximately 9pm. The time was changed from 6 to 7 to avoid the early evening heat. Feedback is welcomed as we dial in the timing.

Premera purchased land at East end by Monroe for the construction of their new corporate headquarters. Building is delayed until 2024 as they navigate employee working conditions. The building is expected to reach 6 floors and will include a parking structure to house employee and patient parking. Other development is expected to max out at 4-5 stories tall.

Traffic counts are still providing data to direct traffic needs. The primary traffic concerns at Monroe are primarily related to northbound traffic. We've met with the traffic engineer and shared data from our traffic study to help promote a solution enacted by the City.

Installation of an AI assisted camera system is underway in the parking lot north of the businesses on Summit. The new camera system will provide metrics regarding timing and usage that, in turn, will help us identify needs and solutions both independently and in conjunction with the City. These improvements are expected to be operational on or about June 1st.

QUESTIONS:

Can we install speed bumps on Summit towards Lindeke? Unfortunately, no. The City will not allow the HOA to install on City streets but the Developer is considering traffic calming installations in that area to limit speeding and street racing.

Will you consider installing wheelchair access from the Centennial Trail to Summit. Currently, the only access is under the Monroe street bridge, which requires you to then cross the busy intersection at Monroe and Summit. Yes, a walkway (without steps) is planned at East end of development.

*I love Olmstead Park. Are there any other similar facilities planned as we develop westward? Yes, we plan to install 2 new parklike locations: a trailhead access with parking lot and a larger park to be developed by the City at **location**.*

Will the new entertainment and lighting interfere with the Osprey that live at that location? A wildlife management study was performed before Kendall Yards development, which concluded that no osprey would select the nesting site near the music stage but it seems to be the only space consistently occupied.

Are we working on traffic control at busy intersections? Yes, we're working with the traffic engineer to ensure safe pedestrian crossing. Solar powered ped crossings and traffic calming installations are under consideration.

Can we install 20MPH speed limit signs on Summit? We can talk to the City about installing new/more signage but the speed limit is set and determined by the City.

Are solar panels planned for the roofs of new development? Solar arrays and heat pumps are installed on all new residential development per the new WA state energy code.

Is there a weed control plan underway on undeveloped lots? Yes, it's on the schedule.

FINANCIAL REVIEW

Annual budgets and monthly financial reports are available for member review and download on the website at www.kendallyardshoa.com.

NEW BUSINESS

IRS Revenue Ruling 70-604 was adopted by the members present with no objections.

HOMEOWNER FORUM

Will damaged/dead plant materials that didn't survive the winter be replaced by the landscapers? Plant material replacement falls under homeowner obligation. RPM is working with Greenleaf and the Board to coordinate removal and disposal of said plant material in common areas.

What is the snow removal policy? We agree that the level of service received last year was unacceptable and we're working with the contractors to ensure more satisfactory service. However, the HOA contracts for snow removal at 2" but up to that point, the resident is liable for removal. Members can expect an FAQ by email shortly, which will explain yours, mine and our responsibilities.

Water and irrigation usage is outrageous; how can we conserve water? RPM will work with the Board towards reduction through the WaterWise program.

How do I paint the exterior of my townhome? Review and follow the Townhome Addendum, which provides instruction as to the process and way in which the work is conducted and funded. As a reminder, all

2023 Annual Meeting Minutes

6pm on May 23, 2023 @ the Community Center

We need more garbage cans and pet stations at the park. Installation locations are limited by deed restrictions but the Board will consider a more aggressive service schedule.

How do we compost our garden clippings? Compost bins are available in the community gardens.

Will there be social gatherings this year? Yes, we're planning to host 3 movies in the park and a summer party for residents, plus Rock the Nest and Night Market are underway. Post card invites will go out in the mail shortly as will an email to the members regarding upcoming events. Annual events are also detailed on the website at www.kendallyardshoa.com/community-events.

With no other business before the membership, the meeting was adjourned at 7:45pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood PM