

# **JORDAN RIVER TRAILS ANNUAL MEETING**

**June 24, 2018**

Next Board Meeting: Thursday, July 26 at 7pm  
In the Clubhouse.

## Board Members Present:

Rob Mott  
Karen Rhodes  
Jeff Klasse  
Beth Thompson  
Rich Hollingsworth

## Association Members Present:

36 Properties Represented by  
Members Signed in at the  
Meeting.  
7 Properties Represented by  
Proxy  
A Quorum was present.

### COMMUNITY INFORMATION

*The Jordan Maintenance Company business line is 360-403-9720. Any complaints must be directed in writing, or in person directly to the Board of Trustees, and not to any individual Board member. Thank you.*

**Dogs MUST be on a leash in the community. Call the ANIMAL CONTROL HOTLINE @ 425-388-3440 to report any problems with dogs. TTY number is 425-339-5252.**

**To Reserve Use of the Barn or Clubhouse, contact Angela Klasse @ 360-435-8661.**

**For Additional Pool Key Cards, mail or leave a written request in the JRT mailbox at the Barn/Clubhouse driveway. The first card is \$5.00. All subsequent cards are \$25.00.**

**For Additional Parking Permits, mail or leave a written request in the JRT mailbox at the Barn/Clubhouse driveway. Each permit is \$10.00.**

**Non-running vehicles need to be removed from the road easements.**

**Call 911 if any suspicious activity is noticed on community property. The Snohomish county non-emergency number for law enforcement issues is 425-407-3999.**

**The Washington State litter hot line number is 866-548-8371. Have available the date, time, location and description of objects thrown from the vehicle, a description of the vehicle, and the license plate.**

**Link to the Snohomish County website for submitting complaints about code violations:**

<http://www.snoco.org/app/pds/codeenforce/>

The meeting was called to order at 2:05 pm by Board President Rob Mott. The Pledge of Allegiance followed. The minutes from the June 25, 2017 Annual Meeting were read and approved.

### **Vote to Raise the Annual Dues to \$350 for 2019**

Rob Mott explained the board is requesting the vote to raise the dues primarily to keep up with current costs and to provide additional funds for the Road Reserve account which was opened in November. We continue to squeak by with a lot of work done by board and community members. Our expenses for our fiscal year that ended 4/30/18 are slightly over the revenue for the fiscal year. A lengthy discussion ensued, including questions and answers, and many comments from those present. A lot of frustration was expressed about the members who are not paying their dues and the very large accounts receivable total. Karen noted the board is honoring the \$750 threshold that the members requested at last year's meeting, and that five accounts are in the process of being turned over to our collection agency. There are two more that will follow very shortly. Rondo Fraley questioned why the speedbumps have not been addressed. Rob Parish responded that the speedbumps will be modified at the same time a new layer of chip seal is put on the roads. The chip seal would be done first and then the speedbumps would be modified to be at a 90-degree angle to the road edge and in compliance with county code specifications. He also noted the speedbump work would be done by a different contractor than the chip seal work and there are new products available for road resurfacing. Costs are going up daily and in his own business, he has experienced that quotes are only good for 30 days now instead of 90. There was consensus that waiting another year or two for the Road Reserve account to get up to \$30,000 or more is too long to wait. Rondo Fraley asked for a special assessment to collect money now to get the road work done sooner.

### **Vote Tabulation:**

Votes were collected and counted by Karen Rhodes and Ramona Gilstrap. Kelli Kaggerud and Eric Wallace were asked to count the votes independently. As required by our covenants, page 18, section 4.3.1, an increase in the annual dues must be approved by a majority of votes cast at the annual meeting by a quorum, and all votes whether cast in person or by proxy must be on a written ballot. A quorum was present. 36 Yes votes were cast and 10 No votes were cast.

### **Finance**

The Balance Sheet for 4/30/18, the end of the fiscal year, and the Income Statement for the period 5/1/17 through 4/30/18 were reviewed and approved. Please note that there is an error in the line for TOTAL ACTUAL EXPENSES and the line for TOTAL INCOME which have 2016-2017, instead of 2017-2018. The Income Statement shows total income of \$49,749.66 and combined actual expenses of \$50,272.65 with a net loss for fiscal year 2018 of \$522.99. Combined expenses for the pool total 24 percent of total expenses for the year. A revenue and expense sheet that the board reviews each month was distributed. It includes the budgeted amount for 2017-2018 for each line item and the actual amount for the year, plus detail month by month. Dave Campbell made a request that any payments of late dues and fees be shifted into the Road Reserve account and that \$250 of the approved increase in the barn rental fee also be shifted into the Road account.

**For questions about an individual account balance, etc. please contact our Condominium Management bookkeeper: Brandon Haslam at 425-562-1200, ext. 122.**

### **Pool**

Ramona and Josh Gilstrap stepped up at the last minute to take on the responsibility of Pool Manager for this year so the pool could be opened. First day of pool operation was Tuesday, June 19. A big thanks to Dave Campbell for providing training on the pool chemicals. Thank you also to Collin Crawford, Devin & Danica Powers, Sarah Titterness and Kristin Peterson who have volunteered to assist the Gilstraps with the daily pool maintenance and cleaning. Ramona noted that the recent propane delivery was \$1,200 and it may be necessary to order more before the pool season ends. Some of the cost of the propane will be paid for by utilizing funds that were budgeted for daily maintenance prior to pool opening. **Pool hours are 10:00 am to 9:00 pm every day. The last day of the pool season will be Labor Day. Permits must be in vehicles when parking at the Pool property.**

### **Clubhouse & Barn**

Members asked about the benches that have not been installed at the playground. There are two six-foot benches that need a concrete pad. Dave Campbell and Gary Sorenson offered help.

Angela Klasse gave a summary of usage of the facilities. There have been 3 community member weddings and lots of birthday parties. The number of external bookings has increased this year. There have been two weddings thus far and three more are booked through 2018. People are very happy they do not have to rent tables and chairs. We have 8 round 60-inch tables and 96 chairs. Angela suggested purchasing additional round tables if possible. She said outside parties are only interested in the Barn. She recommended raising the current rental fee of \$500 per 24-hour period to \$750 for two years and then considering an additional raise to \$1,000 after that period, depending on demand from external parties. The increase to \$750 was unanimously approved and will be effective for new bookings. She also stated we need to have a rule about requiring a liability policy. Others noted this is typically a temporary rider on a homeowner's insurance policy. Angela also suggested having an inside locked doorway into the barn storage area, so the tables and chairs are easily accessible, and the chair carts would not have to be moved either from the clubhouse, or out of the storage room and around to the barn entrances. This was also approved. Thank you to Rondo Fraley who volunteered to do the work as soon as the materials are available. Thanks also to Eric Williamson who installed a new flushing mechanism in one of the clubhouse bathroom toilets after the meeting. There are two toilets in the barn storage that were donated by the Peterson family. Rob Mott noted that up to 3 of the toilets at the clubhouse and pool need to be repaired.

#### **The facilities are reserved on:**

**July 7 & 14, August 11 & 18 (external weddings), 19 & 20, October 6 (external wedding)**

**Permits must be in vehicles when parking in the Barn parking area and along the Barn fencing.**

### **Roads**

Rob Parish stated during the discussion prior to the vote on the dues increase that the plan has not changed regarding the intended work on reshaping the speedbumps. Thank you to Eric Wallace for repairing the bus shelters on 162<sup>nd</sup> PI and 164<sup>th</sup> Street and to Marie Brumm, Kendra Palmer and Kristin Peterson for doing the painting.

### **Old Business**

None

### **New Business**

Gary Sorenson made a motion for a road special assessment in the amount of \$100 to be collected in the first six months of 2019. The motion was seconded and unanimously approved.

***Please note*** that the board will not be acting on this vote and will instead be reviewing the rules in the covenants which require prior notice to the membership before a vote for a special assessment occurs. The pertinent sections are 4.4, 4.5 and 4.6 in the Bylaws on page 3, and 4.3.1 and 4.4 in the Covenants on page 18 and page 21. The board will determine how soon a new vote can take place, and if we can use the option in section 4.6 of the Bylaws to vote by mail or electronically.

Thank you to Jasper Gandrud and Randy Crawford who have been helping Rob Mott with the mowing on the community property. Payment for mowing was removed from the budget for 2018-2019.

Karen Rhodes nominated Jim Harris and Nate Weber to fill two of the three vacancies on the board. Both accepted the nomination. Karrie Fraley volunteered to fill the last vacancy.

The meeting was adjourned at 4:23 pm followed by a barbecue and a fire department visit.

**VISIT OUR WEBSITE @ <http://www.jordanrivertrails.org> for**

***Information on maintenance dues and the community property including the Barn, Clubhouse and Pool.***

***By-Laws and Covenants.***

***Photos of community activities.***

**Join the JRT neighborhood on the Nextdoor social network at <https://jordanriverassoc.nextdoor.com>.**