

Boulder Estates Homeowners Association

2018 Annual Meeting

January 21, 2019

Quorum achieved-8019, 8018, 8013, 8017, 8015 & 8006 present along with Kim with KSB Consulting.

Convened 6:35 p.m.

**Budget Review:**

- Projecting dues will need to go back up in 2020.
- Liability insurance for 2019 was billed and payed in 2018, so the expense appears artificially high. Next year's expense will lower.
- Kim will e-mail an annual expense report to the board and upload to website.
- Reserve appears high, but includes funds from recently-closed Key Bank account. (This appears as income but isn't really.)
- Landscaping bill goes directly to Kim.
- Amine: Is there a better use for the \$9K cash reserve? Investment in cd?
  - It is currently in an interest-earning savings account, which is standard for other associations. CD Interest too low and would make funds unusable.
  - Dues will remain same for 2019.
  - Needs for the neighborhood for 2020 were discussed. Homeowners will keep in mind for next year's budget.

There was no objection to the 2019 budget.

**Rentals/Rules:**

- Fines for leaving trash cans at curb—board will notify Kim if problem persists for sending repeated notices/building the fine. If not paid, it will be handled through a collection agency.
- Rental rules say owners must provide contact information for tenants. Which houses are not in compliance?
- A reminder about rental rules will be sent.
- Board and Kim will compare notes to make sure everyone has the same contact information.

**Maintenance:**

- Should we establish a rule that homeowners are responsible for maintaining sidewalks adjacent to their property?
- A landscaping party with refreshments was discussed for the fall.

- Homeowners to leave lights on for safety. Board will provide bulbs.

**Exterior painting:**

- Lot 13 has been done.
- Reminder to all homeowners will be sent, homeowners have till 10/2020 (2 years to paint)

**Officers:**

- The Vice President's term was extended for a further three years.
  - Board member sare:
    - John Cicero: President,
    - Amy Dressler: VP, 2019-2021
    - Amine Bekraime: 2018-2020

Sick trees in the greenbelt: Homeowners need to take a picture of the tree and get three bids and supply this info to the board, the board will vote on if there is enough funds in budget to cover removal and removal is necessary.

Website with legal and financial documents. [www.KSBConsulting.net/boulderestates](http://www.KSBConsulting.net/boulderestates)

Password = Boulder13

Meeting adjourned 7:25.

Boulder Estates Homeowners Association  
PO Box 3408  
Everett WA 98213

December 16, 2018

**2019 ANNUAL HOMEOWNERS MEETING:  
Monday January 21st at 6:30pm  
Location: Starbucks**

TO ALL HOMEOWNERS OF Boulder Estates

Boulder Estates Homeowners are invited to the Annual meeting of the members of the association Monday, January 21st, 2019 at Starbucks next to Kenmore Lanes

Meeting starts at 6:30PM

**The Agenda includes:**

- Budget Budget Vote - See attached
- Financial Review
- Rental
- Landscape maintenance
- Exterior Painting and street appeal
- Open Discussion

Any Questions feel free to contact [Kim@KSBConsulting.net](mailto:Kim@KSBConsulting.net). If you are unable to attend the meeting and would like a proxy for your vote feel free to email me.

Kim Bergesen  
Manager on behalf of Boulder Estates Homeowners

**KSB Consulting  
PO Box 3408  
Everett WA 98213  
[Kim@KSBConsulting.net](mailto:Kim@KSBConsulting.net)  
(425)344-5998**

**Boulder Estates Homeowners  
2019 Budget**

Number of Homes:	
13	<b>Budget 2019</b>
<b>INCOME</b>	
HOA Dues - (Annually 390)	
Semi Annual Dues = 175.00	4,550.00
Late Fees	
Transfer Fees	
<b>Total Income</b>	
<b>Operating Expenses</b>	
Bank Service Charge	36.00
Community Event	150.00
Insurance: Liability	1,100.00
Property Management	1,100.00
Landscaping	1,500.00
Maintenance	250.00
Licensing	50.00
Office Supplies & Postage	90.00
<b>Total Operating</b>	<b>4,276.00</b>
<b>Total Expenses</b>	<b>4,276.00</b>
<b>NET</b>	<b>274.00</b>
<b>NET WORTH</b>	

# Boulder 1/21

Name	Address
Eleanor Eung John Lieng	> 8019 NE 183rd St.
Amy & Stone Dressler	> 8018 NE 183rd St
Sarwer Parvez	> 8013 Ne 183rd St
Andy Larsen	8017
Edom Ketema	8015
Amine Bankiane	8006