

Woodside Community Association

P.O. Box 28548 Bellingham, Washington 98228

Annual General Membership Meeting Minutes

DRAFT

December 12, 2022

Directors:

Kelly Archer-Balzer, President

Emily Nichols, Vice President

Amy Whiting, Treasurer

Taylor Trettevik Sabado, Secretary

Jonathan Yarsley, Landscaping

Meeting called to order at 6:37 p.m.
23 homes represented.

Introduction of Board Members

Introduction of WCA Members

- I. Approval of 2022 Annual Meeting Minutes
Moved: Warren Rosenthal. Seconded: Paul Opryszek. All attendees voted in favor.
The 2022 Annual Meeting Minutes are approved.
- II. Review of 2022 Events/Committee Reports
 - a. Events: The Easter Egg Hunt resumed this year, and it was nice to have everyone together again. We hope to resume the summer BBQ and firefighter toy drive in 2023.
 - b. Tree planting on Westhills: Trees were planted and are mostly doing well. Some were not watered and are struggling.
 - c. Landscaping: The board plans to bark the medians, beautify the Woodside sign area and remove some dead trees on Chandler. Estimates for this work from GreenThumb are built into the budget. Amy Whiting received a second bid that was twice the amount of the GreenThumb bid. The two trees recently planted on the Chandler median are doing well thanks to the watering by Amy Whiting and others.
- III. Financials

- a. a. 2022 End of Year Report. Amy Whiting delivered the 2022 End of Year Report: The income is factored assuming a 98% participation rate of homeowners paying their \$200 a year fees. The budgets for administrative costs, liability insurance, and tree trimming were increased. Legal fees relating to the Squalicum Heights Development are budgeted at \$10,000. Our income tax professional recommends lowering the retained earnings due to our non-profit status. To accomplish this, we will perform deferred maintenance on landscaping (see above 'Landscaping' section).

Tree trimming comments: A proposed change suggests trimming 'trees on community property between the curb and the homeowners' property line'. This would increase trees trimmed by the association by approximately 43 trees. Property owners could elect to have trees on community property (as evidenced by plat maps) trimmed. The tree committee will address this.

Volunteers for Tree Committee (May start date): Bob Putich, Warren Rosenthal, and Angela Polito.

- b. Approval of the 2023 Budget. Moved: Paul Opryszek. Seconded: Warren Rosenthal. All in attendance voted in favor. The 2023 budget is approved.

IV. Old Business

- b. Update on proposed Squalicum Heights Development: Bob Putich presented an update. The developer has submitted a new plan to the city. The city has received the plan but has not reviewed it. The revised plan maintains 36 homes, includes a plan for detached garages, removes the community park, and retains the parking stalls to make the lanes the required size. The city has asked them to retain the path out to McCloud. There is an egress to McGrath. Is this blocked by the bollards and only used for emergency access? No driveways are off Pebble. All driveways are off lanes and do not appear large enough to park a car which would mean cars would be parked on the lanes.

Bob Putich has spoken to our lawyer and they know it is time to communicate to get all the details after the city reviews the new plans. The city has 14 days from receiving the plans to give feedback to the developers. The committee will solicit updated information and compile a comprehensive list of concerns. This list will be endorsed by neighbors and then given to the lawyers. Overall, the developer's plan is good, but there are safety issues that we still need to address. We do not want to stop the development, but we do want our concerns addressed.

Concerns:

- Traffic: The intersection of Chandler and Woodside is already dangerous and has high traffic especially in the morning, evening, and lunch times. Children get on school buses at this intersection and neighborhood children also walk to and from school. The numbers the city has on traffic may be outdated (2016?). Bob Putich will investigate equipment to record traffic numbers. Russ Robinson suggested video recording current traffic.
- Entry: Traffic in our neighborhood is increased if the only access to Squalicum Heights is through Pebble. Access from McGrath (preferred) or McCloud would greatly help with the neighborhood concerns.
- Is there adequate parking in the new development? Will overflow parking from the development occur on Pebble?
- A new community meeting is necessary since the plan has changed and years have passed.
- How does the pathway go over the road to McCloud?
- With the additional detached garages is the amount of required green space the right square footage?
- Does the new plan contain the required 5 foot setback or suitable landscape along property lines, etc?
- Is there a way to put the sale of the property on McGrath, opposite Welling, on hold?

V. New Business

- a. Summer Community BBQ: We will discuss this closer to summer.
- b. Landscaping concern: Angela Polito brought up the weeds between the fences and the sidewalk on Chandler. Neighbors will receive a friendly reminder letter to keep up with their responsibilities regarding weed maintenance. Angela Polito volunteered to help write the letter. If the reminder does not work, do we pay to have it cleaned up? Amy Whiting recalls Green Thumb previously bid an additional \$1200 a month to maintain this area.
- c. Newsletter Ideas: Amy Whiting and Angela Polito will work on a newsletter. The newsletter could be a simple Word document and sent in an email format. Possible topics to include are recreational vehicles, the height limit of trees, weeds on Chandler, and microgreens.
- d. Laurie Kamkoff on Woodside Court has a friend who grows organic microgreens. Laurie volunteered to serve as a delivery/pick up location for anyone interested in purchasing them.
- e. Snow and Ice: Last year the intersection at Woodside and Chandler got slippery. Can the city prep before the snow comes? Jonathan Yarsley will call 3-4

companies to check if they will plow public roads and if we could put one on retainer.

- VI. Nomination and Election of WCA Board of Directors for 2023
 - a. There is one vacant Board position for 2023 as Jonathan Yarsley will not be on the Board next year.

Russ Robinson volunteered to join the Board. Motion to elect: Jonathan Yarsley. Seconded: Warren Rosenthal. All attendees voted in favor.

- VII. Adjournment- 8:30 p.m.

DRAFT

Woodside Community Association

P.O. Box 28548 Bellingham, Washington 98228

Annual General Membership Meeting Minutes

December 14, 2021

Directors:

Kelly Archer-Balzer, President

Barbara Owens, Vice President

Amy Whiting, Treasurer

Taylor Trettevik Sabado, Secretary

Robin Rice, Landscaping

Meeting called to order at 6:36 p.m.

27 homes represented.

Introduction of Board Members

Introduction of WCA Members

I. Approval of 2021 Annual Meeting Minutes

Moved: Warren Rosenthal. Seconded: Paul Opryszek. All attendees voted in favor. The 2021 Annual Meeting Minutes are approved.

II. Review of 2021 Events/Committee Reports

a. Events: The Easter Bunny walked around the neighborhood. All other events were cancelled again due to Covid. No summer BBQ. No Firefighters visited, but some gifts were donated to the fire station on behalf of the neighborhood.

b. Landscaping: Robin Rice reported. Our contractor, Green Thumb, is the same. We have an annual contract with Green Thumb that renews in May. We are on a 3-year cycle of trim trimming. The last trimming occurred in 2020 and the next trimming will be in 2023 if we continue the same cycle. The tree committee met several times this year. The committee decided that north Westhills Place would be a test street to receive new trees. Autumn Brilliance was the tree voted on by the neighbors on this street. Robin received bids, but supply chain issues led to Autumn Brilliance trees not being available at this time. Autumn Brilliance cost \$250 a tree, so the 10 trees on north Westhills cost \$2500 in trees alone. Paul Opryszek requests that neighbors please water any newly planted trees.

III. Financials

a. 2021 End of Year Report. Amy Whiting delivered the 2021 End of Year Report: No major changes. Last year the budgeted legal fees increased for the Squalicum Heights development to \$10,000. We spent \$0 in legal fees for 2020 and maintained a budget of \$10,000 for legal fees in 2021. We save \$3,000 annually for trim trimming. We keep \$2, 000 in checking to pay bills. We have good cash reserves in place and roll over cash.

b. Approval of 2022 Budget. Moved: Barbara Owens. Seconded: Mary Jensen. All in attendance voted in favor. The 2022 budget is approved.

IV. New Business

a. Update on proposed Squalicum Heights Development reported by Bob Putich.

i. New proposed design sent in email. Some changes are improved area around storm retention pond, cul-de-sac like concept in Pebble place with driveway access to development and added emergency access by creating 'alley' to McGrath. The plan still included 36 homes. Lots and homes are still smaller than those in the Woodside neighborhood.

ii. A second emailed document shows what the city is asking the developer to clarify, explains the process and explains what the developer needs to do. The next step is a public meeting where we have the potential to explain what we are not happy with.

iii. Issues discussed:

-Density: Bigger lots and less homes are desired, but it could also be multi-unit, so we should try to work with the current plan.

-Eliminate vehicle access on Pebble. Safety issue with traffic. Pebble street was left unfinished for the purpose of school access.

- Legality issue of land being changed from educational purpose to private homes.

-Parking inside Squalicum Heights and overflow into Woodside

-Bigger set back

-In fill toolkit. Can we oppose this?

-Keep it separate. Fence or restricted access may also work as a good law enforcement blockage.

-Do they remember our original points? Yes, it's the same consultant and apparent they looked at our notes. The new layout does take into consideration our feedback and demonstrates the developer wants to work with us.

- iv. Warren Rosenthal volunteered to meet with Lynt and Julie Harris, who moved onto Pebble, to fill them in on all previous discussions about Squalicum Heights.
 - v. Woodside Squalicum Heights Committee plans to meet Tuesday, December 28 or Wednesday, December 29. Bob Putich will email documents. The committee will determine a list of issues (referencing past lists developed by the committee) to present to the lawyer to bring up at the neighborhood meeting. Please email Bob Putich (bputich@gmail.com) and Kelly Archer-Balzer (kellyabalzer@yahoo.ca) to join the committee. The Board can approve lawyer action without gathering the committee.
- b. Re-starting the Design Review Committee: The Design Review Committee works to create a similar look for the neighborhood and follows the covenants. House paint colors, new landscaping and projects could be handled by the committee. The Design Review Committee existed in the Woodside community in previous years. For it to restart 75% (95/130) neighbors must agree. Neighborhood interest could be diminished due to home values currently being high or neighbors may appreciate controls being in place to keep quality of life in the neighborhood. The design review committee could create more hoops for neighbors to jump through or relieve some pressure from Board members previously handling these issues. Emily Nichols volunteered to send out a survey with information from the covenants and to see if there is interest from the neighbors to restart the Design Review Committee.
 - c. Recording the zoom of next years AGM meeting would be helpful for those who can not make it. If you did not receive an email invite to the AGM please email Kelly Archer-Balzer (kellyabalzer@yahoo.ca) to update your email address on file.
 - d. Paul Opryszek: January 8, 2022 is the Scout's Christmas Tree pickup. Envelopes will be passed out for donations. Children (boys and girls) ages 11-17 are welcome. Please pass on the information if you know anyone who may be interested in Scouting.
- V. Nomination and Election of WCA Board of Directors for 2022
- a. There are 2 vacant Board positions for 2022 as Robin Rice and Barbara Owens will not be on the Board next year. Barbara worked to maintain the website. It's an easy platform to navigate and a volunteer is needed to keep the website updated. Please let Kelly Archer-Balzer know if you are interested. The website is woodsidecommunityassociation.org (or.com)

Emily Nichols and Jonathan Yarsley volunteered to join the Board. Motion to elect: Bob Putich. Seconded: Warren Rosenthal. All attendees voted in favor.

Kelly Archer-Balzer will schedule a Board transition meeting.

VI. Adjournment-8:01 p.m.