

Woodside Community Association

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Annual General Membership Meeting Minutes

DRAFT

February 24, 2025

Directors:

Kelly Archer-Balzer, President
Emily Nichols, Vice President
Kelli Sayler, Treasurer
Taylor Trettevik Sabado, Secretary
Russ Robinson, Landscaping

Meeting called to order at 6:38 p.m.
17 homes represented.

Agenda:

Introduction of Board Members (Kelly Archer-Balzar, Kelli Sayler, Russ Robinson, Emily Nichols and Taylor Trettevik in attendance)

Introduction of WCA Members

I. Approval of 2024 Annual Meeting Minutes

Moved: Angela Polito, Seconded: Kyle Roder. All in attendance voted in favor. The 2024 Annual Meeting Minutes are approved.

Approval of 2023 minutes occurred via email. (Moved: Emily Nichols, Seconded: Mary. All responded in favor. The 2023 Annual Meeting Minutes were approved)

II. Review of 2024 Events/Committee Reports

- a. Easter Egg hunt: Families and kids enjoyed Egg hunt the day before Easter.
- b. Summer BBQ did not occur in 2024 (typically is held weekend after labor day)

III. Financials

- a. 2024 End of Year Report: Dues the same (\$200) per household. Reserves for tree trimming, possible fence. Landscaping more expensive. Lowered legal fees.
- b. 2025 Budget was not sent out at least 14 days in advance, but is very similar to 2024 Budget. Motion to use 2024 Budget for 2025. Moved: Taylor Trettevik, Seconded: Cindy ? All in attendance voted in favor. The 2024 Annual Budget is approved for 2025.

IV. Old Business

- a. Update on proposed Squalicum Heights Development- All applications for previous plans have expired. Last action was requirements to measure trees. Legacy tree ordinance (requires permit to cut certain trees) may be extended. If another developer takes over with a new plan it could include no parking or garages. No recent contact with contractor representative. Should hear from City planner if any action.

V. New Business

- a. Tree Height compliance proposal: to amend the bylaws to develop a staged notification approach and add a violation fee schedule to encourage tree height compliance and protect neighbor views. Clear, written process of communication and reasonable fines. Phases: notification, repeat notifications, fines, lien on home. Current covenant stipulates that trees should not be planted that could reach a certain height. Cost of \$1500 for lawyer fees to change bylaws to put fine in place for trees not abiding by height restrictions in bylaws. Board can vote to put fee into covenant as they enacted late fee with due payments. Challenges: which tree were planted by developer or planted by homeowner? Slope of ground can make height of trees debatable. Who will police or let neighbors know about trees? Neighbors are attached to trees.

Bob Putich moves for research and proposal on the fee schedule for tree height restrictions based on the covenants and the plats that people live in be laid out in six months. Seconded: John ?. All in attendance in favor.

- b. Gates at park: Fencing around whole park front and back or 3 hog wire fence gates (\$3500-\$4000). Goal: to keep deer out and kids from running out. Dogs unleashed? Deer jump six foot fences. Wires on top, for total of 8 feet can keep deer out. Neighbors typically pick up dog poop. Russ will get more information and discuss more in the future.
- c. Leaning pillars in front of park are a safety hazard and need to be removed.
- d. Paul Opryzer is a neighbor with the local scouts who pick up Christmas trees every year. Offering to have fire extinguisher demonstration to let kids and adults practice using fire extinguishers. Could occur after Easter Egg Hunt.
- q. Nomination and Election of new WCA Board of Directors for 2025
There are two vacant Board positions as Taylor Trettevik and Kelly Archer-Balzer will not be on the Board next year. Kelly will continue to help with events.

Tom Keeling and Kyle Rader volunteered to join the Board. Motion to elect: Bob Putich
Seconded: Taylor Trettevik. All attendees in attendance voted in favor of Tom Keeling and Kyle Rader joining the board.

Adjournment-7:45 p.m.