

Minutes of the May 1, 2017 Meeting of
Rhododendron Park Maintenance Company

The meeting was called to order at 7:03 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Maude Kelleher, Richard Clark and Carrie Myers

Also present were Heidi Pritchard and Heather Dunham.

Guests present were Virginia Klein, Jim Myers, Amanda Lawson, and Mrs. Albert Johnson

The minutes of the April 3, 2017 meeting and the Special budget meeting of March 20th were read. Darrell moved that they be accepted, Maude seconded the motion. Motion passed.

Virginia Klein noted a correction to the minutes that Don Miller was not presented. Correction has been made.

Financial Report was reviewed for April 2017. Motion was made by Carrie to accept it seconded by Darryl. Motion passed. Virginia Klein thanked Heidi for her good job in breaking down the expenses.

Committee reports were taken up as follows:

Maintenance. Darryl mentioned that the locks had been cut off the gates at the 205th park and that there had been someone joy riding in the park. He is not sure if there is any damage to the sprinkler system at his time. He also said that the weed eater is no longer working so he and Albert are researching the cost of a new one. So far they have found one at Sumner Lawn and Tractor that will do what they need and the price is good as they have been offered a package of extra blades and they have always had good service from this company. A motion was made to purchase the new weed eater, a Stihl Brand, at the cost of \$329 plus tax. Motion passed. Albert is going to try and fix the old weed eaters. Discussion was held on the landscaping at the front entrance and the moving of the reader board that is located there. The sign is going to be moved down by the 117th street park. A motion to allow \$500.00 for materials for plants and stones for the front entrance was made by Carrie. The motion passed. The work at the front entrance will only be done on the left hand side of the entrance due to issue with the home owner on the right that need to be cleared up.

Newsletter: Carrie is still working on it. Items for the newsletter were regarding burn ban in the park and an ad for a Septic Service.

Compliance: WE now have a new member to work with Heather. Kaila Mack said that she would like to be on the committee. Heather brought up the issue of cars being parked on the road right of ways.

Website: Albert has received a letter from a company in China requesting the use of our web site name. As we are officially licensed for the name of Rhody Park he is looking into this matter and how to respond to the sender.

Open forum

Old business: There was none at this time

New business: Need to replace 3 board members. Letter received from Mary Layton. Shane Nicolich were no longer able to attend and Don Miller had missed to many meetings. Three resident who were present at the meeting offered to be on the board. Motion were made for each one and then passed. Virginia Klein, Heather Dunham and Amanda Lawson were elected to the board. Their terms will run until the next annual meeting at which time if they would like to continue on the Board they will need to submit a resume and be elected by the residents in the usual manner. It was reported that the drop box has been removed and will not be replaced as someone has been depositing used needles in the box. Thus members need to call the office before coming over to be sure someone is there to help them or mail their items to the office.

Budget: The budget was accepted as presented.

Meeting adjourned at 8:04 P.M.

Respectfully submitted

Phyllis Hippler

**MINUTES OF THE JUNE 6TH, 2016 BOARD MEETING OF THE
RHODODENDRON PARK MAINTENANCE CO**

Board Members present: Rex Pulfrey, Darrell Pritchard, Don Miller, Maude Kelleher, Richard Clark, Carrie Roods, Mary Layton

Board Members absent: Shane Nicolich

Visitors: Cheryl Pulfrey, Heidi Pritchard, Albert Johnson, Della Dawson, Virginia Klein, Martin Gentry, Michael Gentry

Meeting: called to order at 7:00pm, and all were welcomed by President Rex Pulfrey

Minutes: Upon motion by Don Miller 2nd by, Richard Clark, minutes of May 2nd, 2016 were approved.

Financial Report: The Financial report for May was approved upon motion by Don Miller and seconded by Darrell Pritchard. the financial report was approved.

Maintenance Report: Darrell Pritchard bought a Husquarna riding mower with a 52" deck for \$3,600.00, Darrell likes it but thinks its slower. Don miller thinks hydrostat should be fixed, to give it more speed. Don Miller reported a dangerous tree behind a lot and below the "P". Rex Pulfrey has located a new tree cutter and will get him out for estimate and cutting trees.

Website input: Heidi posted the letter, Minutes, & c-mail address.

Newsletter Committee: Carrie Roods plans a thank you to anyone who does a good deed. Carried mentioned the newsletter to come out in July will include a intro to the resume.

Compliance Committee:

NEW BUSINESS:

Open Forum: Virginia Kline has a computer hutch for free. Don Miller mentioned the nice yard (pat on the back)for the owners. Darrell Pritchard says the back gate is ready for a sign replacement since most work on 198th is over. Virginia Klein wants to see clean up the front gate area trim Rhododendrons and clean the sign. Della Dawson mentioned the back gate problem and the squatter problems. Maude asked about lunches in the park and was told when school is out and start June 27th. Martin Gentry asked to make payments on his outstanding amount board is reviewing, No adjustments at this time, Martin Gentry got divorced a couple years ago, could you reduce the fines and let min make payments, Carrie Roods says clean up first then come back to the board. Carrie Roods thinks no action should happen plus make payments and come back. Della Dawson mentioned the loud driver with the thumping radio speeding. Carrie Roods addressed a possible management Company coming to a presentation at the annual meeting. Discussion about raising dues. Don Miller wants to donate the old Toro Riding mower, he wants it gone, too much wrong.

Next Meeting: The next meeting will be July 11th, 2016

Meeting closed at 7:42pm

MINUTES OF THE JULY 11TH, 2016 BOARD MEETING OF THE

RHODODENDRON PARK MAINTENANCE CO

Board Members present: Rex Pulfrey, Darrell Pritchard, Don Miller, Maude Kelleher, Richard Clark, Carrie Roods, Mary Layton

Board Members absent: Shane Nicolieh

Visitors: Cheryl Pulfrey, Heidi Pritchard, Albert Johnson, Virginia Klein, Martin Gentry, Craig Collins Brian Anderson, Phyllis Hippler, Heather Dunham, Amanda Lawson

Meeting: called to order at 6:58 pm, and all were welcomed by President Rex Pulfrey

Minutes: Upon motion by Darrell Pritchard 2nd by, Mary Layton, minutes of June 6th, 2016 were approved.

Financial Report: The Financial report for June was approved upon motion by Don Miller and seconded by Mary Layton. the financial report was approved.

Maintenance Report: Darrell Pritchard thought it was being taken care of but the teeter totter is broken. Heather Dunham stated the climbing wall was damaged on July 4th, it was messy in the 117th St Park with broken glass. Some discussion about spark plugs.

Website input: Heidi posted the Minutes, financial report, and newsletter.

Request for Money: Carrie Roods addressed the need for funds the movie night, Safe Streets has held fund raiser and has some money. Darrell moved for \$150.00, Don Miller amended the motion not to exceed that amount, Mary Layton 2nd the motion and carried.

Newsletter Committee: Carrie Roods stated the newsletter went out last week with the resumes.

Compliance Committee: Heather Dunham wants to work on this. Carrie Roods questioned Heather about her plan to do compliance. Darrell Pritchard said to pick the top 10 offenders. Albert Johnson volunteered to go out with Heather. Letter to go out to travel trailer on Rhododendron Drive. Darrell Pritchard asked Heather Dunham to just concentrate on cars. Brian Anderson asked about two mobiles on either side of back gate. Maude Kelleher and Carrie roods asked about water meters being tagged.

NEW BUSINESS:

Open Forum: Request to add to website and newsletter help is needed to clean up. Martin Gentry mentioned his request from last month for relief from the fines on his property. Carrie Roods asked Martin has he paid anything this month? Darrel Pritchard said no reduction. Mary Layton said it has gone too long. Brian Anderson mentioned the blackberries he is building a new fence, Darrell suggested just move his fence out. The County is fencing along 198th . Virginia Klein talked about the blackberries behind her, she found a person who will clean them out for \$700.00, she is asking the board to pay 1/2. Discussion about using goats to clean up, Heather Dunham will to locate and talk to goat people, Darrell said a lady up in the "P" saw a bear, Darrell went to check it out and found nothing. Virginia Klein asked for steps to get up to the bulletin board. Discussion went to moving the bulletin board. Brush trimming is needed.

Next Meeting: The next meeting will be August 1st, 2016

Meeting closed at 7:50pm

**MINUTES OF THE AUGUST 1, 2016 BOARD MEETING OF THE
RHODODENDRON PARK MAINTENANCE CO.**

Board Members present: Rex Pulfrey, Darrell Pritchard, Don Miller, Maude Kelleher, Richard Clark, Carrie Roods, Mary Layton

Board Members absent: Shane Nicolich

Visitors: Phyllis Hippler, Cheryl Pulfrey, Heidi Pritchard, Virginia Klein, Albert Johnson, Heather Dunham

Meeting: was called to order by Rex Pulfrey at 6:58 PM.

Minutes: Minutes of the previous meeting were read and a motion was made by Don Miller to accept them and Darrell Pritchard seconded the motion. All approved acceptance

Financial Report: The financial report for July was given. Heidi said that she had paid L&I, and Quarterly tax bill. She had received \$4,910.00 income. Motion made by Don Miller and seconded by Mary Layton to accept the report. Motion passed

Maintenance Report: Darrell Pritchard said that he would start rebuilding the wheelchair ramp and the porch by the front door of the board meeting building, He thanked Don for the mowing he had done. The tractor will be taken in for repair. He also noted that the garbage cans are being used by residents ' for disposal of their household waste and plaster board.

Website input: Heidi reported that she had put in the financial report and the newsletter

Newsletter Committee: Carrie Rood said that the newsletter went out last month and the next one will be out in October. She also asked if anyone had anything they wanted to put into the next newsletter.

Compliance Committee: Heather Dunham and Albert Johnson said that they had gone around the Park and had taken 40 pictures of the properties that were not in compliance. They also asked the board to define what was meant as garbage. The answer given was anything that would attract animals or considered an eyesore. The committee members had pictures which the board members could look at after the meeting

Open Forum: Virginia Klein thanked those who removed the blackberry bushes from behind her home. Virginia was asked to reserve the Prairie Ridge Meeting Hall for our annual Meeting in September. A question was asked about the speeding cars and if we could have speed bumps installed. The roads in the Park are County roads and thus speed bumps are not allowed. A discussion was held regarding the condition of the roads. Pierce County Public Works should be contacted if you have a problem.

Old business: A question was asked regarding a previous lot and Cheryl said that a letter had been sent to the owner and she was not happy.

There was no new business.

Our next meeting will be on September 5th at 7:00 PM.

Meeting was closed at 7:17 PM.

MINUTES OF THE SEPTEMBER 5, 2016 BOARD MEETING OF THE
RHODODENDRON PARK MAINTENANCE CO.

Board Members present: Rex Pulfrey, Darrell Pritchard, Don Miller, Richard Clark, Carrie Myers, Mary Layton

Board Members absent: Maude Keller, Shane Nicolich, asked to be removed from the Board due to health reasons.

Visitors: Phyllis Hippler, Cheryl Pulfrey, Heidi Pritchard, Albert Johnson, Heather Dunham

Meeting was called to order by Rex Pulfrey at 7:00 P.M.

Minutes of the previous meeting were read and a motion was made by Darrell Pritchard and seconded by Don Miller to accept them. All approved acceptance

Financial Report: The financial report for August was given. Heidi said we had \$1,100.00 more money than we had spent as of the final year- end report. Motion made by Don Miller and seconded by Richard Clark to accept the report. Motion passed

Maintenance Report: Darrell Pritchard said he had completed work on the replacement of the wheelchair ramp but had not finished the entrance to the front door to the meeting building. He had worked on the draining problem at the 202nd Ave park and he had discovered a leak by the tennis court. Don Miller suspects it is where a bypass was put in. He also suggested that the water be turned off by the middle of the month then weed and feed the grass area.

Website input: Heidi reported that she had put in the financial report and the minutes from last month into the newsletter. Albert Johnson said that he was checking to see how much the web site is being underutilized. The site now looks more official. He will put it up on line after our annual meeting. He has places set up with connections for residents to be able to contact members of the board without identifying who the exact member is.

Newsletter Committee: Carrie Meyers said the newsletter is ready to be mailed along with ballots, names of candidates running for position on the Board and information on the Annual Meeting to be held on September 24, 2016. She also noted that Phyllis Hippler was now the new secretary and where the new location of the drop box can be found.

Compliance Committee: Heather Dunham and Albert Johnson said that one property located by 203rd and Rhododendron Drive had been cleaned up. She said that there were about 40 properties not in compliance – most were due to cars., 5 were due to garbage. The board be sending out Compliance letters to the 10 worst. There was a lengthy discussion of what is happening to some of the lots that have been or are a problem at this time. It was also noted that residents need to put their house numbers on their homes in case of emergencies and numerous other reasons.

Open Forum: There was no one wishing to speak

Old business: There was no old business at this time.

New business: Reminder of annual Meeting to be held on September 24th at 1P.M. at the Prairie Ridge Community center. Safe Street Committee will be meeting after our meeting is complete.

Our next meeting will be on October 3rd. at 7:00 P.M.

Meeting was closed at 7:30 P.M.

Respectfully submitted,

Phyllis Hippler

Secretary

The Rhododendron Park Maintenance Company
Annual Meeting of the Board of Directors and Members
Minutes for September 23, 2017

The meeting was called to order at 1:05 P.M.

Board members introduced were Albert Johnson, Lynn Cunningham, Amanda Lawson, Richard Clark and Darrell Pritchard, Maude Kelleher, Carrie Myers and Rex Pulfrey

Also present were Phyllis Hippler, Heidi Pritchard and Virginia Klein

President Albert Johnson welcomed everyone and brought them up to date with what has been done in the Park to reduce costs..

Approval of the minutes of the September 24, 2016 meeting were not approved as there were not enough members in attendance however those present were given copies of the minutes.

The budget was discussed and we are trying to cut down the water usage as it is the biggest cost. Several members have paid off their liens and we are working on improving the look of our front entrance and clearing the bushes for clearer visibility.

The vote that had been mailed to the members and contained changes to 2 of our by-laws passed. These dealt with an increase in our yearly dues and junk cars.

Questions from the members

There was a question of dues that are owed. The President said that if you can not pay on time then call the office to make arrangements for payments thus avoiding a lien being put on your property.

What can be done about cars. When a resident calls in to the Complaint committee they will investigate. A letter is then sent to the owner and then there are rules regarding fines that can be applied. The two biggest complaints we have been receiving deal with cars and drugs.

The web site has been updated so that you can notify the complaint committee of any problems.

We are trying to bring community members together by planning social events such as Easter egg hunts, movie nights etc.

Regarding speed bumps – Our roads are under Pierce County jurisdiction. Thus speed bumps are not allowed

We have moved our monthly board meetings to the first Sunday of the month at 7PM, thus working members can attend.

A discussion was held on the Green belts being blocked by residents for their own use type of animals not allowed in the park per Pierce County Code and overgrowth of weeds and sticker bushes. Noise complaints and action we as a board can take.

A drawing for dues reduction for the 2018-2019 year was done and 4 members received \$25.00 off their dues.

The meeting was adjourned at 2:06 P.M.

Respectfully submitted

Phyllis Hippler.

**Rhododendron Park Maintenance Co.
Voting Ballot 2017**

Board Member Positions:

Rex Pulfrey -----	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]
Lynn Cunningham-----	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]
Amanda Lawson-----	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]

Amendments to Bylaws

Article IX Assessments

An Amendment to Section 1 of Article 9 shall be as follows:

Section 1: The members of the corporation shall be liable for the payment of such charges or assessments as may from time to time be fixed and levied by the Board of Directors pursuant to the Articles of Incorporation and these Bylaws. The amount of such charges and assessments upon a member shall not be increased more than 15% over the previous years assessments, rounded to the nearest whole dollar, and no more than two increases to the assessments in a four year rolling time period. Assessments shall be due for each lot whether said lot is improved, unimproved, occupied or unoccupied.

This Amendment shall be enacted----- Yes [] No []

Article XIV Junk Cars

Article 9 shall be renamed to Vehicles & Parking

An Amendment to Section 1 of Article 14 shall be as follows:

Section 1: Each lot owner shall be responsible for the storage of inoperable vehicles, unlicensed vehicles, vehicles in the process of major repairs including but not limited to: vehicle restoration, engine swaps, engine rebuilding, body or frame repairs, transmission or axle repairs; and/or motor vehicle parts, tires, and other debris associated with motor vehicles, out of view of neighboring lots and the street while awaiting repair, awaiting removal, or in the process of repair. For purposes of this bylaw, "out of view" shall be defined as properly constructed work shed, carport, or garage that prevents such vehicle(s) from being seen from the street or neighboring lots. Minor repairs such as: oil changes, tune-ups, or brake pads & rotor replacement shall be permitted while visible provided they are completed within 14 day from the date such work is commenced. A \$25 (twenty five dollar) per day penalty, together with reasonable attorney's fees and costs of collection, may be assessed by the Board of Trustees against lot owners found to be in violation of this bylaw.

This Amendment shall be enacted----- Yes [] No []

Rhododendron Park Maintenance Co.

Voting Ballot 2017 Summery

Persons running for the Board of Trustees:

Rex Pulfrey

Rex Pulfrey has been a resident of Rhododendron Park for 19 years and is retired. Mr. Pulfreys reason for running is: "I enjoy the parks and want to see them kept up."

Lynn Cunningham

Lynn Cunningham has been a resident of Rhododendron Park for 28 years. Lynn has some college experience and is a bookkeeper. Ms. Cunningham's reason for running is: "I find myself at this time of my career with extra time available. My children grew up in Rhody Park and we love it here. I would like to take this opportunity to get more involved and see how we can make a more family friendly park (especially the 205th street park).

Amanda Lawson

Amanda Lawson has been a resident for 14 years and is a Project Manager with a bachelors Degree in Business Management. Amanda's reason for running is: "I have lived in the neighborhood for a long time and have server on the board previously. I want to work to help bring the community together and continue making improvements."

Amendments to our bylaws:

Article IX (9)-Assessments – The amendment of article 9 is to allow the Board of Trustees to increase the dues as needed to cover increases in costs as well as to cover projects that are approved by you, the membership, like converting the street lights to energy efficient LED lighting, adding more street lights, or upgrading or adding more park playground equipment to Rhododendron Park. To limit the power of the board when increasing the assessments , there is a 15% increase cap. With the dues currently at \$100, this would limit the increase to \$15, making the yearly dues \$115 in total for the first increase. To further limit the boards power to raise the assessments, a limit of "2 increases in a 4 year rolling time period" has been added. This means that the board can only raise the assessments every other year or if the assessments are raise two years in a row another increase cannot be made for another two years.

Article XIV (14) – Junk Cars – The amendment of article 14 renames the article to "Vehicles & Parking" and changes how we can work on our vehicles. Before, we were not even supposed to do oil changes or quick simple repairs without being in violation of the bylaw and any and all work had to be completed in 90 days even though it was out of sight in a garage. The new bylaw allows for vehicles that are in a garage or other structure, that makes the vehicle out of sight, to be worked on with no time limit. Quick simple jobs like oil changes, tune-ups, or brake jobs can be done on your property even if it's in view of the street or neighboring lots provided the work is done within 14 days. Vehicle tires and/or parts and vehicles that are awaiting repairs or unlicensed still need to be out of sight.

Minutes of the October 3, 2016 Meeting of
Rhododendron Park Maintenance Company

The meeting was called to order by Rex Pulfrey at 7:00 P.M.

Board members present: Rex Pulfrey, Don Miller, Albert Johnson, Maude Kelleher, Richard Clark, Carrie Myers and Darrell Pritchard

Visitors: Phyllis Hippler, Heidi Pritchard, Heather Dunham and

Before conducting the election of officers for the new board Don Miller asked that the visitors be allowed to stay in the room due to the weather as usually they have been asked to step outside in previous years. Request was approved. Rex Pulfrey stated that he would not accept the position of President now or in the future.

Election of a new board of officers was held and the following were elected by a majority vote and all elected accepted:

Albert Johnson was elected President

Darrell Pritchard was elected Vice President

Maude Kelleher was elected Secretary / Treasurer

Albert Johnson then welcomed all guests and members to the meeting.

Minutes of the previous meeting were read and accepted with one correction to the spelling of Carrie Myers' last name. A motion was made by Don Miller and seconded by Darrell Pritchard that the minutes be accepted as corrected. Motion passed.

Finance Committee report was given by Heidi Pritchard. Don Miller questioned the electrical expenses and Heide explained it to him and showed him that we do not receive a bill for the light at the 205th location. Don then made a motion to accept the report and it was seconded by Darrell. Motion passed.

Maintenance Report: Darrell Pritchard said that locks installed at the 117th park and that it will be locked up Friday and Saturday nights and unlocked in the morning We hope that this will discourage people from entering the park. He also stated that the benches, swings and big toy will be or has been removed from the 205th park for the winter. The water has been shut off in both parks and he has requested Tacoma water to shut the water off completely until next spring. He will try to get the front porch finished by next week. Darrell is also getting quotes for the cost of opening the fence so that the shed can be pulled forward thus giving more room for storage.

Newsletter: Carrie Myers said that she had nothing at this time and that the next newsletter will be published the first of next year. She was asked to note in the issued why the items were removed from the 205th park. Also due to the cost of mailing the newsletter we are asking the homeowners if they wish to continue receiving it and if they would prefer an e-mail issue to please send us their e-mail account. This will only be used for the Newsletter and not any other Rhododendron Park business. There will be a section too complete and return to the Park office. A question was raised about advertisements

in the newsletter by a resident. Carrie will call the resident and get more information about their request and this matter will be discussed at a future meeting.

Compliance Committee: Albert Johnson excused himself from the committee due to his new position on the board. It was mentioned by several members that they are seeing improvements regarding the removal of garbage and trash within the Park. It was suggested that one homeowner be contacted regarding his neatly arranged items that perhaps he could put up a fence so that his "stacks" are not visible to his neighbors or from the street. Regarding the recent home that was destroyed by fire Rex felt that the owner should be given extra time to clean everything up because of extenuating circumstances. Motion was made and accepted. There was a lot of discussion on several lots which are being addressed and noted that a number of "Nasty" grams have been sent out.

Open forum: Discussion on the green belt and what to do to keep transits out. It was decided to talk to our lawyer about this situation.

Old Business: There was none

New Business: A questions was asked if we do anything to welcome new residence into the area such as given them a copy of the by-laws etc. There was discussion and suggestions however no decision was made

The meeting was adjourned by 7:45 P.M.

Minutes of the November 7, 2016 Meeting of
Rhododendron Park Maintenance Company

The meeting was called to order at 7:02 P.M.

Board members present were, Albert Johnson, Darrell Pritchard, Maude Kelleher, Richard Clark, Mary Layton and Carrie Myers.

Guests were, Phyllis Hippler, Heather Dunham, Estella Dawson, Joe and Claudia Millar, and Alexia Gerber.

Everyone was welcomed by Albert Johnson and he reminded everyone to raise their hand to be recognized if they had any question or suggestion.

The minutes of the October meeting were read and a motion was made by Darrell Pritchard and seconded by Maude Kelleher to accept. Motion passed

A review of the financial Report was done and Darrell said that the high water bill was due to the leak he had discovered and that it had been fixed. A motion was made by Darrell and Seconded by Richard Clark that the Finance report be accepted. Motion passed

Maintenance Report: Darrell said that since he has been locking up the 205th park there has been no new damage. He also said that a bid he received regarding the moving of the chain link fence by the shed was for \$1,000. He said that he would do however Carrie knows a handyman who may do it for less and she is going to check with him. Darrell also said that he has located a tree service company who had looked at the trees that need to be removed.

Newsletter: Carrie said that she has not had a chance to work on it yet. She will be suggesting that homeowners add their house numbers to their homes which will greatly help emergency agencies and fire department personnel). She will mention that the big toys have been removed from the parks for the winter season. She has not had a chance to check on ads for the newsletter.

Compliance Committee: Heather is searching for someone to help her in following up for the Compliance committee and Carrie said that she would put a notice in the newsletter.

Website. Albert said that more people are using the site. He entered an ad for tree service. He has heard from Web designers and will be talking with them for new ideas. It was mentioned that the Facebook web site is not the official site for Rhody Park.

Open forum: Albert was thanked for picking up the trash. Compliance letters have been sent out. One of the houses at the back entrance is going up for auction. Suggestion was made to get with some of the local homeowner parks to see what they are doing regarding compliance problems. Albert has met with the Pierce County Sergeant and they are aware of what is going on regarding the recent shootings. He is getting a working relationship to help the police as to what we can do. Seems there have been problems with the dispatchers

People have been asking about where to pay their dues. Our P.O. Box is the safest due to problems with theft from mail boxes here in the park or you can bring them to the office door if the gate at the driveway is open.

Old Business; Transients – Per Tacoma Water no one is allowed to camp on their property nor in our green belts. Owners should call the Police to have them removed. Albert has the letter regarding the Homestead Act done and they will be sent to all Homeowners with their next billings.

Our taxes for 2015-2016 were reviewed by the CPA. Vote was taken to pay the \$200.00 billed that was submitted.

Regarding delinquent dues. It was suggested that we allow quarterly payments if they cannot pay by calling the office and thus avoiding late fee charges. We are also going to work with those who are presently behind to get them up to date.

A motion was made after discussion as to who will be signing on our checking account. Those selected are Albert Johnson, Maude Kelleher & Heide Pritchard.

Our next meeting will be on December 5, 2016 at 7:00 P.M.

Meeting was adjourned at 7:55 P.M.

Respectfully submitted

Phyllis Hippler

Secretary

Minutes of the December 5, 2016 Meeting of
Rhododendron Park Maintenance Company

The meeting was called to order at 7:05 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Rex Pulfrey and Carrie Meyers

Also present were Phyllis Hippler, Heidi Pritchard and Heather Dunham.

There were no guests in attendance

The minutes of the November 7, 2016 meeting were read and Carrie moved that they be accepted. Darrell seconded the motion. Motion passed

Financial Report was received. Questions were addressed regarding mileage charges, postage charges for certified and return mailings. Carrie moved that the report be accepted. Motion passed.

Maintenance. Darrell reported that the chains and locks at the Park had been cut off. He has since replaced them. He also noted that trees have blown over by the 205th St park and if anyone wants to cut them up for the wood to just notify the office before cutting them.

Newletter. Carrie has not worked on it yet but will have it out by the first week of January.

Compliance committee. Home on 199th & Rhododendron Drive has gotten worse. There is tree debris left by owners cutting down trees in the streets.

Website. Will renew in January. Items to be noted on the site will be about mail theft in the Park, trees that are available for cutting and crime in the area and who to report it to.

Old business. The audit of the taxes has been completed and sent in

New business: Will check on new forms/ways to pay for homeowners dues i.e. credit cards / on line payment through personal banks. Will see what the costs are and if it is worth it to the company to proceed . Well also look at fees and interest rates if we changed banks.

Our next meeting will be held on February 6, 2017

As there was no further business to discuss the meeting was closed at 8:01 P.M.

Respectfully submitted

Phyllis Hippler

Minutes of the February 13, 2017 Meeting of
Rhododendron Park Maintenance Company

The meeting was called to order at 7:00 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Maude Kelleher, Richard Clark and Carrie Meyers

Also present were Phyllis Hippler, Heidi Pritchard and Heather Dunham.

Guests present were Virginia Klein, Daniel and Bobbie (Roberta)

The minutes of December 5, 2016 meeting were read and Darrell moved that they be accepted, Maude seconded the motion. Motion passed

Financial Report was reviewed for December 2016 and January 2017. Only comment was how Heide had listed a breakdown of the expenses and that it was a very big help in understanding just where the money was being spent. Carrie moved that the report be approved, a second was given by Darrell. Motion passed

Maintenance. Darrell reported on the damage in the 117th street park. Two trees came down during the snow storm. He has gotten an estimate of \$1500 to \$1600 to take them down completely and to have several others 'windsailed' to prevent any future damage to them. The wood can be removed by homeowners however they need to contact the office as they may not drive vehicles into the park.

Virginia Klein then spoke about the trees in the green belt and she had pictures to show. She also stated that there was at one time a tree fund set up and also a tree committee that would go thru the green belt and check the condition of the trees and if need be a certified arborist would be called in to check the trees.

Newsletter. There is nothing at this time for the newsletter. Carrie asked what prices we were thinking of charging for advertisements. Suggestion was \$10 for Business cards. ~~\$15.00~~^{\$13.00} for ¼ page, \$20.00 for ½ page and \$25.00 for a full page ad. A letter regarding trees in the park and on private property will be in the April newsletter if approved.

Compliance committee. Heather has spoken to a few homeowners who have expressed interest in being on the Compliance committee with her however a couple did not work out. She is going to meet with someone next week. She also reported on several lots and their present conditions. Questions on specific lots were addressed

Open forum. Virginia commented on how the wages paid had jumped up from previous years. The Treasurer, Heidi explained that she had spent several hours with the State Auditor and Labor & Industries going over the rates and hours that can be /should be charged.

Homeowner asked if a light could be installed by the 117th St Park to help curb the drug dealing, and people congregating in the area at night. He also stated that there are people sleeping on the picnic table. He was asked if he could get pictures of this so that they could be sent to the Police and he said yes as he flies his drone every night.

Albert commended Carrie for noticing an error on our tax report -It seems we had over paid \$3000.00 after he had a CPA check the tax form.

Old business: A motion was made to have a CPA to review all previous taxes. Motion passed
We will set up a Tree Committee. Albert reported on changing our bank however it was voted that we stay with Bank of American due to the credit line that is already established with them. Still looking into getting information on allowing residents to pay their dues with credit cards.

New business: Discussion on obtaining credit cards and their limits was held. It was voted and approved that Albert Johnson (President) have one with a limit of \$5000.00, Darryl Pritchard (Maintenance) \$3000.00 and Phyllis Hippler (secretary) would have a debit card with a \$250.00 limit per day.

It was decided to have a special meeting in the Spring and invite the Pierce County Police Sergeant to come and talk to the members regarding their problems and what is being done within the Park.

Our next meeting will be held on March 6, 2017

As there was no further business the meeting was adjourned at 8:15 P.M.

Respectfully submitted

Phyllis Hippler

Minutes of the March 6, 2017 Meeting of
Rhododendron Park Maintenance Company

The meeting was called to order at 7:00 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Maude Kelleher, Richard Clark, Rex Pulfrey and Carrie Meyers.

Mary Layton will be sending in a letter to be removed from the board.

Also present were Phyllis Hippler, Heidi Pritchard and Heather Dunham.

Guests present were Virginia Klein

The minutes of February 13, 2016 meeting were reviewed and Darrell moved that they be accepted, Maude seconded the motion. Motion passed

Financial Report was reviewed for February 2017. A question was asked as to how many lots there are in the park as the budget is built around that number. Albert said that we are trying to confirm that as some of the lots have been rolled into one by the county. As there were no further questions a motion was made by Maude and seconded by Richard to accept the report. The motion passed

Maintenance. Rex talked about the trees and limbs in the Park. Darrell said that they are waiting for better weather condition to use a rider and trailer to get the limbs and other debris removed. He also said that they are in the process of contacting an arborist regarding the trees in the green belt as per the discussion at our prior meeting. The back gate has been repaired.

Newsletter. There is nothing at this time for the newsletter. A letter regarding trees in the park and on private property will be in the April newsletter if approved along with the new proposed budget. A discussion was held on having a movie night in the Park and how to cut costs. Tentative time for the movie will be between July 15 and August 15, 2017. A motion was made to put a notice in the newsletter that we are accepting advertisements. Motion passed.

Compliance committee. Heather is still waiting for help. She said things are starting to look better especially in our major problem areas. Carrie asked about dues being paid and Albert said that due to letters we have sent out more members are catching up with outstanding dues. He also mentioned that both properties located at the back entrance have sold .

Website. No change at this time.

Open forum. Virginia asked about the amended tax form and if an application had been sent to the IRS to change the HOA exempt status. Discussion was held regarding as to the use of our parks by non-residence and how it would affect our exempt status. Albert said he would look into it.

2017-2018 Budget – Should be balanced. Albert said to put a hold on it until the next meeting and he will check with our CPA

He reported that there was a mix up at the bank regarding our signature cards and last meeting minutes. All has been taken care of.

As there was no further business to conduct the meeting was closed at 8:04 PM

Our next meeting will be on April 3, 2017 at 7 P.M.

Respectfully submitted

Phyllis Hippler

Minutes of the April 3, 2017 Meeting of
Rhododendron Park Maintenance Company

The meeting was called to order at 7:00 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Maude Kelleher, Richard Clark
Carrie Meyers Rex Pulfrey

Also present were Heidi Pritchard and Heather Dunham.

Guests present were Virginia Klein and several others not listed.

The minutes of the March 6, 2017 meeting were read and Darrell moved that they be
accepted, Richard seconded the motion. Motion passed

Financial Report was reviewed for March 2017. Only comment was from Carrie regarding
donations. Also Albert asked about the transfer of funds into the Money Market account and
Heidi said that the money came out of the checking account. Carrie then moved that the
financial report be accepted. Her motion was seconded by Maude. Motion passed

Maintenance. Darrell reported that the downed trees had been cleaned up and that he
expected to start mowing next week, He also mentioned the trash cans would be emptied. Rex
again asked about the plans to clean up the areas and Darrell said that if the clean-up cannot
be completed they are looking to hire some help in completing this project as there is so much
to do. Rex also said that fertilizing should be done by now. Others thought the grass was
looking good right now-others disagreed. Discussion on turning the tennis court into a
basketball court as there is more interest by residence than in tennis. At this time, it is used for
kids to ride their bikes and owners of dogs to let the dogs run loose. A suggestion to just take
the tennis net down and reinstall when someone wants to play tennis. It was noted that
special tools are required to reinstall the net and to take it down each time.

Virginia brought up the issue of hourly rate of pay for the maintenance man. Heide said that
she had contacted our L&I case manager and he said no. Albert said that we are tracking what
is being down and that prior records were never kept. We are working on tracking everything
now including office personnel hours.

Newsletter: Carrie is still working on it. The newsletter is being posted on the website thus
saving money for postage and paper. If anyone wants a paper copy they were given a form to
complete and return to the office stating their desire. It was suggested that she publish the
speed limit within the park and that dogs are not to run free as there is a lease law within our
park and also within Pierce County. Owners are reminded that they are to clean up after their
animals.

Social Events: Movie night is being work on. Committee is looking for suggestions as to what the residence would like to have. The Easter Egg Hunt was a success A \$200 fund was approved by the Board and given to the committee for the purchase of eggs and prizes.

Compliance: Question was brought up about the committee member carrying a weapon when doing their job. Told this is not acceptable. A large dog would be acceptable. Cars blocking the right a way. Pictures of trash etc. can only be taken from the street. Can accept pictures taken by neighbors from their property only?

Website. Will start listing the social activities and also list miscellaneous items on the front page. Try to keep it updated.

Someone mentioned the pot holes in the roads. You need to contact Pierce county road maintenance and if they say that our streets are private streets tell them they are county roads.

Open forum: Chipper /shredder and load of gravel being brought in for the front entrance work. White sign being moved to the tennis court area. All postings must be dated and removed within 10 days of posting. Can we have the county paint yellow lines to look like speed bumps as we cannot have real speed bumps installed. Get the sheriff's office out to give up ideas of how we can help in cleaning up the Park as a whole.

Question raised about income for the Park by selling easements to residents whose property abuts the green belts thus helping to keep out transits and drug activity. Legally they cannot cut down any trees and it could cause pockets around fences that people can hide in.

Old business: We are not a tax exempt HOA but are exempt from taxes on certain incomes because we are an HOA

Budget: Budget is due the first meeting in April, the website does qualify for resumes request to be completed and mailed to the office if you want to run for the board. Annual meeting notice is sent out the first week of August along with the ballots. The budget must be sent prior to the May meeting so that it can be approved at the May meeting. Thus we would have a total of 4 mailings.

It was asked if we would like to have a face book page – It would be the official Rhododendron park page. Need further discussion.

Meeting adjourned at 8:00 P.M.

Respectfully submitted

Phyllis Hippler