

## Minutes of the June 3, 2018 Meeting of The Rhododendron Park Maintenance Company

The meeting was called to order at 6:02 P.M.

Board members present were; Albert Johnson, Darrell Pritchard, Richard Clark, Maude Kelleher

Also in attendance were Phyllis Hippler and Heidi Pritchard and Virginia Klein

Guests present were. Mr. & Mrs. Chris Blake, Mr. & Mrs David Applegreen & Megan

The **minutes** of the previous meeting were read and a motion was made and seconded to accept. Motion passed

The **financial** report was reviewed A motion was made to approve and seconded. Motion passed

### **Committee reports**

**Maintenance:** Park issues presented were trash in the 117<sup>th</sup> park is not being picked up, someone tried to pull the fence apart, Garbage was dropped by the entrance and Darrell had help from a DUI cleaning crew that was in the area to pick it up and hauled it away. He will call tomorrow to have the water turned on and also to have the backflow check done.

**Newsletter:** The Newsletter will be out the first of August . Resume forms for those who wish to file for a board position must be returned to the office by August 15<sup>th</sup>.

Newsletter will be reviewed before it is sent out . Virginia will have a copy to the Board at the August meeting.

**Compliance:** Drive around has not been done yet due to work schedules of Darrell and DJ

**Events Committee:** Amanda was not present

**Website:** Albert is working on updates as he has been having a problem in logging on.

**.Open Forum:** No one wished to speak

**Old Business:** Office printer needs to be replaced. Albert told the board what is going on and gave a list of costs and operation charges for several printers he had found. A printer was selected and he will order it. Darrell found that we can rent a port-a-potty from Honey Bucket in Enumclaw for \$113 per month and they will service it every other month which also includes toilet paper and hand sanitizer. There is a \$70 charge for delivery and pick up. Contract will run from June 15<sup>th</sup> to September 15, 2018. Motion made to accept and passed. This will be at the 117<sup>th</sup> park. Albert checked with Rainbow toys and found that they only have the same quality toy as we have already. Chris Blake is going to check with a company in Issaquah. The Budget for 2019 automatically passed per Washington State Law due to the number of returns we had.

Albert reported on the notations that were added to the returned ballots. Complaints were regarding enforcing by-laws, not doing enough, 3 were very negative, he said that all complaints should be directed to the Compliance committee which would then go out and check the complaint out within 3-4 days, take pictures and then a letter would be sent to the owner of the property.

**New Business:** Discussion will be held during a closed session after the meeting to discuss foreclosures. There was no further new business

**Crime Free Policy:** A discussion on Drug rules was held. There will be no alcohol or drugs permitted in the parks or common areas.

The meeting was adjourned at 7.55 P.M.

Next meeting will be Sunday July 1, 2018 at 6PM

Submitted

Phyllis Hippler

Minutes of the July 1, 2018 Meeting of  
The Rhododendron Park Maintenance Company

The meeting was called to order at 6:05 P.M.

Board members present were Albert Johnson, Lynn Cunningham, Amanda Lawson, Richard Clark and Darrell Pritchard.

Guests were Phyllis Hippler, Heidi Pritchard and Virginia Klein

The minutes of the previous meeting were read and approved with corrections

The finance report was reviewed and a motion was made and passed to accept the report

**Maintenance:** Darrell reported that the lawn mower had broken down. He also said that there were a number of children at the 205<sup>th</sup> park when he was working there recently thus he will be doing more weed eating and mowing. He will also put the toys back together. He has not seen anymore problems in that park He also reported that the Pot a pot a potty had been tipped over once already so the company brought out another one the \$15.00 insurance cost was waived. When he was cleaning in the 117<sup>th</sup> park the kids showed up to pickup trash and helped him clean up. Darrell purchased another garbage can so that we do not have plastic bags of trash sitting around per our by-laws. He will get a price quote for renting an auger for work on the wall at the front entrance. We should try to find someone willing to water the plants there or look into ground cover. We had discussed ground cover last fall

**Newsletter** – We need to change the names of the secretary and treasurer on the masthead. Announced that there will be 10 drawings at the annual meeting to give homeowners a \$15.00 discount on their dues next year. By-Laws are not being followed . We need volunteers to help on the ballot committee. There will be a movie night on July 14<sup>th</sup>. If you are a homeowner in Rhododendron Park and are using your home as a rental you are required by the by-laws to inform the office of the name and phone number of your renter.

**Compliance** : DJ was not present Several notices are going out to homeowners who are not in compliance with our by-laws.

**Events** Amanda mentioned buying a popcorn machine instead of renting one – we need to borrow a generator. A motion was made to purchase a popcorn machine to be used at all events. A motion was made and passed to purchase speakers a budget of \$200 was set for the speakers. Amanda also suggested that we purchase some yard games for the kids to use at the movie nights. No money amount was given although the purchase was approved.

**Website** Facebook. A motion was made and passed that only adult owners and their adult children may be on the Facebook account. Thus everyone using the account must be 18 years of age. Motion passed

**Open forum-** None

**Old business** Darrell was unable to contact the playground equipment company he thinks that it was due to his cell phone not working properly so he will try again from the home phone.

**New business** Albert suggested that we due a yard of the month award and give out a \$10.00 gift card and then at the end f the year take all the winners and pick the top one and give them some other award. Perhaps this will encourage a few more homeowners to take care of their property. Quickbooks is not working at this time. Albert is looking into cost of updating the program. Lynn said that she would look into costs and if she can get a discount. Also we need to purchase a laptop so that all of the Rhododendron Park business is available to the President and Treasurer when the Secretary is on vacation or out of town due to family emergency. A motion was made to allow \$500.00 for this expense. Motion passed

**Wages** Washington State has raised the minimum wage to \$11.50 an hour and it will go up each year until it hits \$15.00. Heidi will due up a spreadsheet showing the wage amounts, number pf hours to be work. A special meeting will be called to review this matter and also the matter of residents declaring bankruptcy.

NO fireworks after July 5<sup>th</sup> per the new unincorporated Pierce County laws that became effect this year.

Meeting closed at 7:25 P.M.

Phyllis Hippler  
Secretary

meeting hall at 10 am . Ballots will be mailed by the last week of August. Albert will be responsible to text everyone about future meetings.

Next meeting will be on September 9<sup>th</sup> due to the Labor Day weekend.

Meeting closed at 7:17 P.M.

Phyllis Hippler

Secretary

Minutes of the August 5, 2018 Meeting of  
The Rhododendron Park Maintenance Company

The meeting was called to order at 6:02 P.M.

Board members present were Albert Johnson, Lynn Cunningham, Amanda Lawson, Richard Clark, Darrell Pritchard and Maude Kelleher.

Also in attendance were Phyllis Hippler and Heidi Pritchard

Guests present were Chris and Janya Blake and Christine Hoover

The minutes of the previous meeting were read and approved

The finance report was reviewed and a motion was made and passed to accept the report

**Maintenance** Darrell presented prices for work at the front entrance. Maude suggested using a fence material used in farming areas instead of the rocks and chicken wire to hold back the hill.. Darrell is going to buy mulch and ground cover plants and will start planting next Saturday and have it all done by the end of this month. He will use the \$500.00 that has already been approved in the budget. We will then decide what to do next. There have been no more issues in the parks. The belt has been replaced on the lawnmower and Darrell has purchased a spare belt for future use. He will be doing a dump run soon as the last one was 2 months ago. It has been suggested that to get more use of the tennis court that the net be taken down and we paint a hop-sotch and 4 square game on the ground for the kids. If someone wants to play tennis they just need to call and the net will be put up for them. The Backflow has been tested and one passed and the other failed however it has been taken care of. Darrell has suggested that we may want to find another company for this project due to problems he ran into this year and last year..

**Newsletter** – There was no report on the newsletter this month.

**Compliance** : There was also no report given by the compliance committee as there was no one present..

**Events** Amanda reported that although the movie night was held there were several issues. One was that the speakers for the movie were not strong enough. There will be another movie on Saturday August 18<sup>th</sup>. It will start at 6 pm with the movie starting at 9 pm. Amanda will have rock painting as an activity for the kids. We need to put up signs and purchase popcorn..

**Website** Facebook has been quiet. Albert has not had time to update the website due to his work schedule.

**Open forum-**

**Old business** Quickbooks is up and running and Lynn is looking into the cost of purchasing an update to the program. Wages are going up per the State of Washington and after that L&I will set the wages. As dollars go up hours will have to go down – need to decide what to do by November. Albert requested that all board members respond one way or another when a message is left regarding special and regular meetings being called.

**New business** Discussed the annual meeting – No resumes have come in yet. Darrell will be on the ballot committee. as will Lynne and the Blakes. We will hold the ballot counting at the

Minutes of the September 9, 2018 Meeting of  
The Rhododendron Park Maintenance Company

The meeting was called to order at 6:03 P.M.

Board members present were Darrell Pritchard, Amanda Lawson, Richard Clark.

Also in attendance were Phyllis Hippler and Heidi Pritchard

Guests present were Chris Blake

The minutes of the previous meeting were read and approved

The finance report was reviewed and a motion was made and passed to accept the report

**Maintenance** Darrell said no bills have been submitted for the front entrance at this time. We will have to replace the Rhododendron plant at the entrance as it is dead. A motion was made and passed to do this. Darrell has purchased a water pump that can be put into a 55 gallon barrel to use to water the plants at the front entrance. A residence has complained about the weeds in the 205<sup>th</sup> park, People need to get involved and report anything going on in the parks that is not acceptable. Both parks have been mowed. The toys are all in good shape. Suggestion made that we get a couple of azalea plants to put by each side of the entrance sign. Also rocks to make wells then have plants that will cascade down the hill.

**Newsletter** – Virginia was not in attendance due to illness abut she has asked to be removed from the newsletter duties.

**Compliance** : There was also no report given

**Events** Amanda reported everything went well. They had popcorn and hot dogs. The sprinklers went off when they were cleaning up. Santa clause will be the next event and Amanda will check on his availability and get back to the board with a date.

**Website** Nothing was reported.

**Open forum-** Chris Blake announced that he was running for a position on the Board

**Old business** Regarding the Crime Free policy. Everyone is to read thru it once again and report at the October meeting. It will be brought up at the annual meeting. A question was asked as to how we are going to enforce it when we can't even enforce the rules we have right now.

**New business** The annual meeting was discussed . Amanda said that she would not be able to attend. All those who are going to help count the ballots will meet at the meeting house at 10 AM the morning of the annual meeting.

Next meeting will be on October 7<sup>th</sup> at 6 PM..

Meeting closed at 6.31 P.M.

Phyllis Hippler

Secretary

Minutes of the October 7, 2018 Meeting of  
The Rhododendron Park Maintenance Company

The meeting was called to order at 6:15 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Christopher Blake and Richard Clark.

Board members who were absent were: Maude Kelleher, Lynn Cunningham, Amanda Lawson and Lance Etris.

Also in attendance was Heidi Pritchard.

Guests present were Janyce Blake and Della Dawson

It was decided that the vote for our new officers would be done at the next meeting due to the absent of Board members. It was also announced that there were not enough members present at the Annual Meeting to conduct any official business.

The minutes of the previous meeting were read with a change the word weeds to drug needles under the maintenance section. The minutes were then approved with the change being made.

The finance report was reviewed and a motion was made and passed to accept the report.

**Maintenance** Darrell said that the prices on Azaleas for the front entrance would be four plants for \$100.00. He received a quote of \$1,596.00 to replace the teeter totter and that it is good for adult weight. The previous one was for 3-5 year old children. Installation is \$1,700 extra. Darrell doesn't think we should have it installed. Albert said to look at the instructions and make sure it was something we could do and if it was approved by our insurance company. Further discussion will be held at our next meeting. Darrell said that he has been trying to clean up the leaves in the parks but the kids were playing in the piles. No more needles have been found in the 205<sup>th</sup> park since there was a police raid and things have become quiet.

**Compliance** Two residents will be doing compliance. Went over to do list with them hoping to have at the next meeting. Names were not given for safety.

**Newsletter** – Virginia has stepped down and will no longer be doing it. Looking for anybody interested.

**Events** Amanda was absent. Albert put pictures for Christmas event. Amanda was to look at specific dates. Make sure signs were up and notice given in newsletter.

**Website /Facebook** .A conversation on Facebook regarding painting of speed limit on the road. Albert mentioned language and attacks on this certain post. Flagged by members of board and Darrell stopped "commenting". Question posed – do we give warning to individual or remove from site? Does individual even live within park? Is another question. Darrell mentioned removing resident from Facebook page. Motioned and seconded and passed to be removed due to personal attacks and language. Two other residents to be given warning for indirect insult. There are rules on the main page – maybe give a reminder on the page to keep it civil.

Regarding painting on the streets. As shown on Facebook page. This is illegal per the county. Call county roads if you see any painting on the road way.



**Open forum-** Activities/communities something for a food drive for food banks. Store food in brown building if they did a food drive. Janyce Blake suggested a Trunk or Treat for next Halloween. Get a calendar for Events Committee and hand out so we can plan for each event maybe two months before each event

**Old business** Crime free policy will be discussed next meeting. A Beautification committee to talk to Paula who mentioned at the annual meeting to make things look nice or help residents who are unable to do themselves. Richard mentioned there was a committee like that about 9 years ago and there seemed to be some issues with it. Resident mentioned when there was an annual dumpster a few years ago, like that option

**New Business-**Late dues notices were sent out and also some that were excessive were sent certified return receipt letter. Won't know until end of October beginning of November to see a response Richard mentioned sign for back entrance we have to look at what property we own and if we can put up a sign and how big.

Regarding Park insurance do we want to change companies. Albert has found one that was cheaper than the one we use now Will bring quotes to next meeting. He has been looking into Stare Farm, Farmers etc.

Next meeting will be on November 4th at 6 PM..

Meeting closed at 7:09 P.M.

Respectfully submitted

Heidi Pritchard

Minutes of the November 4, 2018 Meeting of  
The Rhododendron Park Maintenance Company

The meeting was called to order at 6:11 P.M.

Roll call of officers showed that Albert Johnson, Maude Kelleher, Richard Clark, Darrell Pritchard, Christopher Blake and Lance Etris were present. Lynn Cunningham and Amanda Lawson were absent.

Also in attendance were Heidi Pritchard, Phyllis Hippler and 1 guest

Elections were held and the following board members were elected to fill the following positions----President, Albert Johnson – Vice President , Darryl Pritchard – Treasurer, Christopher Blake – Secretary, Richard Clark.

A motion was made and accepted that Maude Kelleher's name should be removed from the bank accounts and Christopher be added. It was also noted that we still have one position open on the board and it will remain that way unless some one drops off the board.

The minutes of the previous meeting were read and approved.

The financial report was reviewed and it was stated that the last water bill has not been received yet but it is not expected to exceed \$300.00 The financial report was accepted

*Maintenance:* Darrell reported that the battery is dead in the rider lawnmower. He will get it fixed and if the weather holds up he plans on collecting leaves next week. Regarding the teeter-totter Albert has just gotten the new insurance billing from our insurance company. He will check with them regarding the teeter-totter along with other companies regarding costs. Darrell said there have been no further problems with the kids although he has been collecting shopping carts around the area.

*Newsletter* – We do not have an editor at this time. Maude Kelleher said that she would take the position over.

*Compliance* - Committee has been checking on several lots and would like to talk to the President after the meeting.

*Events Committee* – Amanda was not present. We need to check with her regarding the Christmas pictures being taken. Our next event will be Easter.

*Facebook* – It has been quiet. One person has been removed. The website will be updated tomorrow.

*Old Business:* Crime Free has been put on hold once again. Discussion on wages which will be effective on January 1, 2019 was held. The Secretary will receive \$900.00 a month, Treasurer will receive \$500.00 and Maintenance will receive \$750.00. Motion was made and passed.

*New business:* The secretary passed out listings of the amount of late fees that are due. After discussion she was asked to note which lots have liens already. Any new liens needed will be mailed out in January. The lists that were passed out are coded so no one other than the secretary knows what lot is listed.

There was no further business and the meeting was adjourned at 7:20 P.M.

Our next meeting will be December 2, 2018

Respectfully submitted  
Phyllis Hippler  
Secretary

Minutes of the December 2, 2018 Meeting of  
The Rhododendron Park Maintenance Company

The meeting was called to order at 6:01 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Christopher Blake, Richard Clark and Lance Etris.

Board members who were absent were: Maude Kelleher and Amanda Lawson

Also in attendance was Heidi Pritchard and Phyllis Hippler

The minutes of the previous meeting were read and approved with corrections being made

The finance report was reviewed and a motion was made and passed to accept the report

**Maintenance** Darrell said that both lawn mowers have been fixed. Also that our installing the teeter-totter would be no problem as long as we install it per the manufactures instructions and if they are found to be inaccurate or the material used to manufacture the teeter totter is found to be bad then the insurance company would go after the manufacture .Darrell also mentioned that he would be taking one more dump run until Spring.

**Compliance** Everything is going well however they have not been able to complete what they discovered last month yet.

**Newsletter** – No newsletter at this time. Maude Kelleher has taken over the position

**Events** Amanda was absent. No Santa photo's will be taken this year and we are to hold off on any plans for a Christmas event..

**Website /Facebook** .Everything has been updated. The newsletter has been posted to the website and Facebook. Notice of no Santa photo's also

**Open forum** No one spoke .

**Old business** Crime free policy was tabled again. They will have it ready to present at the annual meeting.

**New Business-** Liens were discussed and it was decided that anyone owing over \$400.00 would receive one and that we would add the cost of the lien and mailing fees to their statements as a reasonable cost recovery. Regarding our insurance policy we have only 463 lots not 394. That is why we were getting two billings. We pay \$5,000 with the company we have now. Farmers quoted \$4,280 but did not include or lawn equipment etc. It was announced that Amanda Lawson and Lynn Cunningham submitted their notices that they would no longer be serving on the Board

Next meeting will be on February 3. 2019 at 6 PM..

Meeting closed at 6.50 P.M.

Respectfully submitted

Phyllis Hippler, Secretary

Minutes of the April 7, 2019 Meeting of  
The Rhododendron Park Maintenance Company

The meeting was called to order at 6:02 P.M.

Board members present were Albert Johnson, Darrell Pritchard, Christopher Blake, and Richard Clark.

Board members who were absent were: Maude Kelleher and Lance Etris

Also in attendance were Heidi Pritchard Phyllis Hippler and Virginia Klein and 5 guests

The minutes of the previous meeting were read and approved

The finance report was reviewed and a motion was made and passed to accept the report

**Maintenance** Darrell stated that everything was looking good. The damaged trees in the 205<sup>th</sup> park have been taken down. Someone has been driving a quad thru the park. Cannot tell if any damage has been done to the sprinkler systems at this time. There have been no more needles found in the park. A discussion was held regarding the locking of gates at the parks so that people cannot get in when the parks are closed. Board members approved this action. The teeter-totter order has been signed. We just need to pick the color we want for it.

**Compliance** A drive thru was done and people seem to be aware of the compliance committee and are now starting to clean up their yards.. Notices were sent out by Pierce County of changes in the recycling program. One item is that you can no longer put shredded paper in your recycle cart on May 18<sup>th</sup> There will be a shredding truck at the Prairie Ridge Sheriff's Station on 214<sup>th</sup> from 10 am to 1pm. You can bring 3 grocery bags of paper.

**Newsletter** – Maude Kelleher is no longer interested in doing the newsletter so Virginia Klein will take it over. Only Albert will review the newsletter not the whole board. Virginia will only be on the board until September.

**Events** We will continue to run the movie night in the park this summer. August is the month. Albert will look into getting a banner depending on the cost.

**Website /Facebook** .Activity has been quiet.

**Open forum** A resident mentioned trees in the greenbelt by his home. Albert and Darrell said they would check on them after the meeting. .

**Old business** Crime free policy was tabled again. An update was given on help with the front entrance. A resident will be getting prices for plants and send them to Darryl. Albert will be meeting with the lawyer regarding the top residents to be foreclosed on. A discussion was held on raising late fees for non-payment of yearly dues. No decision was made at this time.

**New Business-** Albert and Darrell will be talking to a developed on the 'P' area for development. It was also suggested that we consider raising the transfer fee on purchase of a home.

Next meeting will be on May 5, 2019 at 6 PM..

Meeting closed at 7:11 P.M.

Respectfully submitted

Phyllis Hippler, Secretary