

# Abbey Road Homeowners Association Annual Homeowner Meeting

Redmond High School Cafeteria  
Monday, April 24, 2023 - 7:00pm – 9:00pm

**Board Members:** Neil Barnett, *President*; John Stilin, *Vice-President*; Joe Hatch, *Treasurer*; Art Pagnotta, *Board Member*; Jim Palmquist, *Board Member*; Maggie Xu, *Secretary*

## AGENDA:

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|---|-------------------------|
| 1. Call to Order                                    | Neil Barnett, President |
| 2. Approval Minutes of June 7, 2022, Annual Meeting | Neil Barnett, President |
| 3. Board Members and Open Roles                     | Board Members           |
| 4. CCRs, Sidewalks, Property Survey                 | Board Members           |
| 5. Financial Update / Budget Approval               | Joe Hatch, Treasurer    |
| 6. New Business / Open Floor                        | Neil Barnett, President |
| 7. Adjournment                                      |                         |

### #1 – CALL TO ORDER

### #2 – APPROVAL OF 2022 ANNUAL HOA MEETING MINUTES

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#### *Annual Meeting Minutes*

June 7th, 2022, 7:30pm-8:30pm. Redmond High School Café Total 29 attendees.

#### 1. *Approved Minutes of 2021 Annual Meeting*

#### 2. *Introduced current board members*

#### 3. *Backwards Looking update – John Stilin*

- *Brief update on Abbey Road – end of the dispute*
- *Questions from the attendees around:*
- *Upcoming construction for expansion (what should we expect)*
- *Questions on impact on traffic and logistics*
- *The board set expectations that this will be a major construction project, so we should expect the typical impacts from a large project.*
- *Question around the plans EH has going forward (no board knowledge)*
- *John Stilin offered to work with the city to ease the impacts if / when it becomes necessary.*

#### 4. *Forward Looking Update – Neil Barnett / John Stilin*

- *Update to CCR Covenants – needs to be completed this year.*
- *Will require a 2/3 vote by all of the homeowners to approve recommended updates.*
- *Goal will be looking for structure, modernized wording and consistency.*
- *Ask for volunteers from the audience.*

- *Property survey – by John*  
*We will need to conduct a survey for all easement boundaries. There are a couple of encroachment situations that we plan to address. Will plan budget to have an attorney to provide guidance about responsibilities or more details about next steps.*
- *Parkway beautification projects – by John*
- *Numerous questions about removing blackberries and rabbits.*
- *The board indicated that everyone should have “realistic” expectations when it comes to both.*

### 5. **Financials**

- *We received all payments on time this year.*
- *Our budget spends this year is more than our annual income, including legal cost for a few projects, landscaping maintenance and projects, plan for winter storm damage, etc.*

### 6. **Open floor and hot topics**

*Attendees and board members discussed following topics, including how to maintain healthy trees, taking down cottonwood trees is priority, Cottonwoods in the greenbelt next to RHS, asking city to see if they would take over greenbelt service, how to communicate to people for volunteering who didn't attend the annual meeting, address the blackberry area, empty garbage cans, roots all around grass area creating sidewalk problems, mosquito treatment, fencing concerns.*

*Additional note: By July 7<sup>th</sup>, 22 votes yes. No objection within 30 days. All board members are approved.*

### #3 BOARD MEMBERS:

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Current Board Members		Committee Volunteers	
<b>President</b>	Neil Barnett	<b>Architecture #1</b>	Kelly Sheffield
<b>Vice President</b>	John Stilin	<b>Architecture #2</b>	Open
<b>Secretary</b>	Maggie Xu	<b>Architecture #3</b>	Open
<b>Treasurer</b>	Joe Hatch	<b>Landscape #1</b>	Ric Liu
<b>At Large</b>	Art Pagnotta	<b>Landscape #1</b>	Open
<b>At Large</b>	Jim Palmquist	<b>Landscape #2</b>	Open
<b>At Large</b>	Open		

### #4 – CCRS, SIDEWALKS, PROPERTY SURVEY

### #5 – FINANCIAL UPDATES / 2023 BUDGET

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### #6 – NEW BUSINESS / OPEN FLOOR

### #7 – ADJOURN