

Eastglen HOA Annual Meeting

3-10-25 7p

Zoom

Present: TJ Sherrill (President), Chris Scotchler (VP), Paulette Caswell (Treasurer), Linh Phung (Landscaping), Rachel Johnson (Architecture), Sally Beahan (Secretary), Andrew Xing, Scott & Rayna Ellis, Dan Richards, Erin Cunningham, John Medina, Jay Harmon, Liwen, Ricardo

Meeting called to order 7:04p

TJ opened the meeting and discussed the agenda, which included updates on the North Point project, finances, landscaping, and a board member change.

1) Minutes from 2024 Annual meeting and Minutes from February 2025 Board Meeting approved.

2) NorthPoint (NP) project update:

The history of the project can be found on the eastglenhoa.org website. In July '24, the HOA approved a \$500 special assessment, all fees collected for the special assessment were spent on legal fees. We did not win the appeal however we are now on record for expressing concerns about future wetland damage from the NP project with Snohomish County. TJ also mentioned that the Board is working with an expert named Sarah Cook to get a baseline assessment of the Eastglen wetlands. The idea of using a drone to capture current and future changes in the wetlands was also discussed and there are some resources available in the neighborhood. TJ and Sally met with Johnny from NP in Feb '25 to discuss their need to clear the creek of arsenic adjacent to Eastglen property on the NW of 9th and 11th. NP needs our permission to access the creek, TJ requested NP provide the plan and timing of the work and we will keep the HOA updated. Johnny also said project is still in the planning stages, with no plans to open up the north end of 11th or 9th. There will be a pedestrian path at the end of 9th but no access for vehicles.

3) Financial Update: \$19,488 was moved to reserves, there's \$28,439 in the account as of 12/31/24. Budget for 2025 \$19,800 for dues (dues will stay the same at \$330) for 2025, Expenses \$21,050, with a negative balance of \$1250. The HOA almost lost their insurance in Fall '24 and may need to find a new company in 2025 which may be more expensive. A question was asked about the expenses on the budget so Pauli will send new figures out to the HOA via email after the meeting as there was a slight discrepancy.

4) Landscaping: Linh said our current landscaper may be retiring so we may have to find a new company which could be more expensive. We did not have any tree issues in 2024.

The Board has a list of lower risk trees that still need to be addressed from the assessment done several years ago. Pauli was able to get wood chips instead of bark which saved money, thanks to everyone who helped spread the chips!

5) Board Members: Sally is leaving the Board at the end of this meeting so a new Secretary is needed. Rachel Johnson volunteered to be on the Board several months ago and was approved by the Board via email at that time. Jay moved to approve Rachel officially on the Board and all were in favor. Rachel agreed to take the Secretary roll. TJ asked if there were any others interested in joining the Board but there were no volunteers.

The meeting was adjourned at 7:31p

Minutes submitted by Sally Beahan, Secretary