

Eastglen HOA Board Meeting 2/3/25 7:30p – Zoom

Present: TJ Sherrill, Chris Scotchler, Pauli Caswell, Lihn Phung, Sally Beahan

Absent: Rachel Johnson

Meeting called to order at 7:36p

*Update on our meeting with NorthPoint (NP) Rep Johnny: TJ and Sally met with Johnny Wed 1/29 to discuss the access request to Eastglen HOA property. NP has completed the stream demuck, the bioswale is working, they are not moving fast, this will take 2-3 years at the least. There will be a new turn lane added to 228th with a bike lane and foot path. NP will not be going thru 11th Ave W or 9th PL W, there will be a foot path but no access for any vehicles at the end of 9th PL W. They are putting a fire department access entrance off 228th. There are multiple water catchment systems on the NP property. They will add methane monitors to the apartment buildings. The Dept of Ecology is requiring NP to clean up the arsenic in the stream to the north and west of the corner of 9th PL W and 11th Ave W (the side of the road where the Eastglen basketball court is). They will be hiring a company that will bring in equipment to access the woods and clean the stream. TJ asked NP to send us the plan so we can communicate to the HOA and determine how they will access the woods if the Board approved. We believe they can access from the corner without damaging our landscaping. The Board approved giving NP permission to access the stream thru Eastglen property and permission to test the water, Chris motioned to approve, Sally 2nd and all Board members were in favor. TJ will ensure NP provides the results of all water testing to the Board.

TJ will reach out to Sarah Cook to see what it would cost to get a baseline assessment of our wetlands before the NP project begins, she worked with Save Bothell as a witness to the appeal. The Board may consider a letter to Snohomish County asking them to absolve the Eastglen HOA should any damage occur to the wetlands since they approved the NP project to proceed.

*HOA finance update : Pauli provided an overview of the financials, all HOA dues are up-to-date and paid. The account balance including reserves thru Dec '24 was at \$28,439.57, \$19,430 put back into reserves. The 2025 budget was reviewed, the HOA will be approx. \$2750 over budget by the end of 2025, the Board voted not to raise dues and will be careful on expenses, dues will remain at \$330 per year.

*Plan agenda for 3/10 HOA Annual Meeting:

- Call meeting to order
- Review and approve Annual meeting minutes from Feb 26, 2024
- Review and approve HOA Board minutes from Feb 3, 2025
- Provide status of special assessment fund usage and NorthPoint project status
- Financial Report
- Landscaping Update
- Board Members:
 - Secretary position will need to be filled
 - Rachel Johnson volunteered to join the HOA Board and fill the architectural committee chair, the Board approved her appointment via email

- New Business
- Q&A

*Homeowner discussing changing their house: The Board reviewed a recent request from one of the HOA members asking if they can change their house to the extent of removing a garage. TJ will follow-up and request seeing the plans before we can approve of major changes.

*Board member changes (Sally, Rachel): Sally is stepping off the Board. Rachel Johnson volunteered to serve as Architectural Committee Chair, hoping she may be willing to take the Secretary role.

Adjourned 8:15p