

Vuecrest Community Association

March 04, 2021
Minutes

Board of Directors' Meeting held on Zoom

Directors Quorum Achieved	Jonathan Kagle Chris Bodiford Rob DeRider V Hsiao Judith White Barbara Cosgriff
Officers	President – Chris Bodiford Vice President – Jonathan Kagle Secretary – Susan Gibson Treasurer – Steve Bathiche
Committee Chairs	Architecture – Rob DeRider Good Neighbor – Jonathan Kagle Landscaping – Mark Mecham (absent) Newsletter – Rebecca von der Burg Safety – Barbara Cosgriff Social – Unassigned Welcoming – Mara and David Pitkethly Website – V Hsiao
Community Members / Others in attendance	Jim Kranick Bob London Robert and Jane Cremin
Meeting	Meeting called to order at 6:01 pm. Meeting adjourned into Executive Session at 7:34 pm. Executive Session adjourned at 8:05 pm. No action taken. Minutes recorded by Susan Gibson.

Monthly Meeting minutes for February 4, 2021 were accepted. Mara requested an edit. Motion made by Chris; seconded by V.

WELCOME

President Bodiford welcomed neighbors Cremin and Kranick to the meeting.

OFFICER REPORTS

Secretary: Susan Gibson

Secretary Gibson recommended the following timeline for transmittal, review, editing and finalization of the Monthly HOA Board of Directors Meetings going forward. Directors and Officers present agreed with the recommendation.

- Secretary—Three days to complete the minutes draft and email draft to Directors, Officers and Committee Chairs (recipients)
- Recipients—One day for the draft to reside in all recipients' inboxes
- Recipients—Three days for recipients to review and identify any edits, then transmit all edits to =Committee Chairs

Treasurer: Steve Bathiche

Treasurer Bathiche reported that PropVIVO provided Vuecrest financial reports for February on March 4, 2021. President Bodiford and Bathiche reviewed the financial reports the same day.

Bathiche reported that a number of outstanding assessments remain unpaid. The prior number of 81 outstanding assessments in February has been reduced to 43 outstanding assessments in March. Two of these outstanding assessments remain over two years late. The two outstanding assessment property owners were each contacted.

Bathiche clarified that paid assessments go directly to PropVIVO. Bathiche stated PropVIVO requests that all escrow go directly to them.

Bathiche reported that the Vuecrest HOA budget is healthy and the Thirty-year Budget Review has been completed.

Vice President: Jonathan Kagle

Vice President Kagle provided an update that the Pinnacle Bellevue redevelopment of property North of 10th is going forward. Phase One will include the removal of Le Chateau Apartments and the QFC Management Building. Phase Two will include removal of buildings South of 10th, including the QFC Grocery Store and Bartell Drugs.

Kagle reported the current plan includes one shared driveway North of QFC that is indicated as the single entrance on 10th. It has been indicated 10th will expand. A Traffic Study is being conducted to assess current traffic. Missing from this Traffic Study will be the forecasted traffic increase from the completed construction of Amazon buildings and multiple new apartment buildings.

Kagle reported that the City of Bellevue / Pinnacle Bellevue Study is 1,000+ pages in length and he is reading it sequentially. Kagle recommends Vuecrest work at the City of Bellevue level and assert its political pressure to require a Comprehensive Study be conducted and its results assessed for comprehensive impact. He stated the current Shadow Studies convey erroneous information and need to be redone.

Kagle indicated ground will be broken in either 2022 or 2023. Pinnacle Bellevue, when completed, will be 28 stories of mixed use space including: a drugstore; a grocery store; fast food establishments; restaurants; retailers; commercial businesses; office space; residential space; and a hotel.

Discussion followed. Director DeRider commented on general height restrictions. Neighbor London inquired if a Bellevue Council Member could be invited to a Vuecrest Board of Directors Meeting or

HOA Meeting. Director Cosgriff recommended Vuecrest heighten its engagement with City of Bellevue and that this engagement occur sooner rather than later. Cosgriff will identify the Council Member who oversees the Pinnacle Bellevue project and recommends that this representative be invited to and be included in a Vuecrest HOA Meeting.

President: Chris Bodiford

No report. President Bodiford yielded his time.

COMMITTEE REPORTS

Architecture: Rob DeRider

Director DeRider reported City of Bellevue permits came out today, March 4, 2021 and included Affordable Housing but did not include the property formerly owned by Grace Lutheran.

DeRider reported on architectural progress and status for the following properties.

New Projects

None reported.

Existing Projects

9612 Evergreen Drive—This project’s new proposal is progressing to Poles & Strings; making further adjustments is currently on pause; a roof plan and elevation will come later.

9613 Vineyard Crest—This project is currently on hold and revisions to the plan are expected. The property owner reported the hedges in question reside on a neighbor’s property.

9601 Vineyard Crest—This project’s property owner remains unresponsive to requests for trimming trees and cutting back hedges. DeRider has issued emails, knocked on the door, and has continued to do so with no response.

9676 Hilltop Road -- This project is progressing and is nearly completed. The project is missing fencing that is on back order. The black chain link fence remains in place until the order arrives. This project represents the largest lot in Vuecrest. The owner is aware that the project is one-year beyond the deadline for construction projects.

1015 Sunset Way—This project has been sent a legal letter. The remodeling permit with City of Bellevue has been withdrawn by the owner. A plan for the construction of the outbuilding has not been received. The owner has requested escrow deposits be returned.

9358 Evergreen Drive—This project has had a professional consulting architectural review. Once received, it will be reviewed. The landscaping plan will remove five of the original cherry trees planted by the Vuecrest founders and developers. The current hedge was looked at today. Director Cosgriff asked if the completion list was comprehensive of the project. DeRider affirmed it was.

Safety: Barbara Cosgriff

No report. Director Cosgriff yielded her time.

Landscaping: Mark Mecham and Susan Brandes (absent); Director DeRider reported

Director DeRider reported on Mecham's behalf that the mulch was down and the Esplanade grass had been raked. Landscape Designer Noriko was currently touring the neighborhood for landscape design ideas and will present design ideas at the April Meeting.

DeRider reported that the broken up-lights and signage lights on the Main Entrance are 120 volts. Treasurer Bathiche has confirmed budget funds are available for this repair work. Bids will be requested and received for the completion of this electrical work.

Welcoming: Mara and David Pitkethly

Co-Committee Members Pitkethly (David and Mara) requested new booklets be produced and reminded Directors to review the current booklet and suggest edits prior to the April 1, 2021 deadline.

Social: Unassigned

No report.

Utilities: Bob London

Committee Chair London reported that utilities are stable. London plans to interface with City of Bellevue roundabout officials.

Good Neighbor: Jonathan Kagle

Vice President Kagle reported all Good Neighbor issues were addressed and resolved by neighbors. Kagle mentioned London's good neighbor modeling by taking down trees to improve his neighbors' view.

Newsletter: Rebecca von der Burg

Directors praised Committee Chair von der Burg on the current Vuecrest View. Von der Burg praised the Pitkethlys for shoveling driveways and walkways during the recent snowfall.

Website: V Hsiao

No report. Director Hsiao yielded her time.

UNFINISHED BUSINESS

Survey Downs Project on Speed Limitations

Neighbor Rick Grimes is monitoring the Surrey Downs project for speed limit considerations in Vuecrest and providing information to President Bodiford. Director Cosgriff reported there is a Board opening on the City of Bellevue Transportation Committee.

Declarations

President Bodiford has sent to Directors a draft of the Declarations under consideration for their review and has received input from most of the Directors. Remaining Directors will review the draft and provide comments to Bodiford.

Bodiford indicated two possible Paths for the Board's consideration.

- *Path One:* Obtain e-signature consent from property owners to pass an amendment to utilize e-signatures to avoid paperwork.
- *Path Two:* Once the amendment is approved by property owners and in place, proceed with property owners' approval to send out Declarations electronically for e-consent and a property owners' vote. A two-thirds majority of the property owners' votes to approve utilization of e-consent votes passes the Declaration into record.

Discussion followed regarding By-laws. Director Cosgriff indicated people must be allowed a choice preference between paper or by electronic transmittals. Secretary Gibson noted that diversity, equity, and inclusion must be taken into consideration to ensure access for all property owners, some of whom may not be familiar with technology, do not have access to technology, or speak a language other than English.

Bodiford indicated two possible Options (phases) for the Board's consideration.

- *Option One (phase one):* Once the amendment for e-signatures is in place, have an attorney review the Declarations; conduct a poll of the property owners' perspectives on the Declarations; conduct a Town Hall with property owners to discuss the proposed Declarations in detail.
- *Option Two (phase two):* Omit the e-consent request; have an attorney review the Declarations and gain approval from the attorney; conduct a Town Hall with property owners to discuss the proposed Declarations in detail.

Discussion followed. Director Cosgriff stated the Board can not mandate how property owners receive communications. Cosgriff recommended the Board's energy be placed on completing the Declarations and visiting property owners one-on-one, or via Zoom if distant, for a discussion of the proposed Declarations. Committee Co-Chair Pitkethly (David) indicated a communications study had previously been conducted and recommended a review of that survey's results. Pitkethly indicated

the property owners' overall preference, at that time, was for electronic receipt. Director White noted that in the 2019 Annual Meeting and its ballot, a question was included to ask the property owners' specific preferences on electronic versus paper communication. White asked to review the 2019 tally and data collected.

Vice President Kagle reported that approximately five years ago a poll was taken and the responses received and that this tally should also be reviewed.

President Bodiford closed the discussion and thanked the Board, Officers, and Committee Chairs for their input.

Violations Fee Schedule

President Bodiford stated he had received feedback from most Directors on this matter, but needs to collect feedback from remaining Directors. Bodiford explained the rationale for imposition of Violation Fees to Property Owner Neighbors present in this Board Meeting. Bodiford conveyed the HOA Board had authority to create, write, publish, and implement a Vuecrest Violations Fee Schedule.

Bodiford motioned to accept and publish the Violations Fee Schedule. Director White seconded.

Discussion followed. Committee Co-Chair Pitkethly (David) stated the Board had reviewed and discussed a Violations Fee Schedule several years ago. Vice President Kagle indicated investigating and discussing the issue did not require a vote. Director Cosgriff stated our community has not been fined previously and is not aware of the Board's intention. Cosgriff expressed that if the Board were to proceed with implementation of a Violations Fee Schedule without community dialogue, a community backlash could possibly ensue. Director White suggested the Violations Fee Schedule be conveyed in the newsletter.

Bodiford asked for the Board to proceed with a vote. Vice President Kagle stated he did not perceive voting was needed. Director Hsiao stated she did not perceive voting was needed and questioned if the full Board was engaged as Directors to proceed in this direction of implementing a Violations Fee Schedule. Director DeRider indicated agreement with Director Hsiao's statement and indicated he wished to proceed on assessing Director engagement. Hsiao stated this topic has been investigated previously and the topic was dropped. Hsiao asked for a definition of the framework and process to move forward as a Board.

Bodiford asked for a vote. A vote was conducted. There were four yeas in favor and two nays not in favor.

Hsiao asked that the vote be recorded in the minutes. Hsiao expressed that The Board wants the community to be engaged and that a process to communicate to the community must be clarified. Hsiao suggested that an announcement in the newsletter may prompt more property owners to attend. Hsiao recommended sharing a draft of the Violations Fees Schedule in the newsletter prior to a community discussion or Town Hall. Hsiao emphasized that clear communication encourages community property owners to provide feedback.

Bodiford closed the discussion and indicated further discussion on framework and process would occur in future meetings.

EXECUTIVE SESSION

Director White asked if an Executive Session was needed. Director DeRider motioned to proceed into Executive Session. Vice President Kagle seconded. A quorum was achieved with Directors DeRider and Hsiao and Vice President Kagle. Director Cosgriff had departed; President Bodiford and Director White did not vote. The Executive Session commenced at 7:34 pm.

ADJOURNMENT

Board of Directors Meeting Adjourned at 7:34 pm

EXECUTIVE SESSION ADJOURNMENT

Executive Session adjourned at 8:05 pm with no actions taken.

033121 Final