

*Cooper Crest*  
*Homeowners Association*

2208 Cooper Crest Place N. W.  
www.coopercrest.com

Olympia, WA 98502

HOA Board meeting  
June 10, 2019  
Home of Richard deRosset  
2333 Cooper Crest Place

Board members present: Richard deRosset, Scott Thalhamer, Prabakar Manoharan

Committee members present: Rusty Horton, Mukesh Bhatt

VIS management: Joel Clair

Meeting called to order by Richard deRosset at 3:08 pm

1. Water is a large expense. We spent nearly \$14,000 last year on it. Richard has met with Howard Stenn, a representative of the city, to evaluate our irrigation system. Howard made several recommendations including ordering new spray heads and nozzles under Olympia's "Efficient Irrigation Equipment Rebate Program". Richard has ordered these parts and the application to the rebate program is pending.

The community needs to be reminded that if a leak is observed, it should be reported immediately to VIS who will contact the board to shut the system down until the leak his fixed.

2. Our program to covert common areas to zero scape continues. We applied for and received a matching grant from the city for a zero scape project west of the rain garden. Scott will supervise the project. It should begin within three weeks and be complete by the end of the summer. Various ways of purchasing materials were discussed including the set up of accounts at vendors, the issuing to Scott of a project purpose debit card, and the reimbursement request we currently use.

3. Retention pond maintenance also continues. Tami Tonder, Senior Stormwater Specialist for the city, inspected our ponds in April and gave us plan of action for our maintenance program. We completed the removal of invasive plants from the pond areas in December. This summer we will focus on removal of vegetation from the pond beds, inflows and outflows. This has been and will be an ongoing process of maintenance. We submitted our annual stormwater summery form to the city in April.

4. Richard gave a key to the HOA mailbox to Prabakar with a request that he check the mailbox once a week while Richard is gone in July and August. Richard will turn over a set of keys to the shed and pond gates to Scott before he leaves. Michael Johnston holds the keys to the pet waste station boxes and will keep those.

5. Richard will turn over a checkbook to Scott while he is gone. He will pay our landscapers while Richard is gone. A copy of their timesheet and check need to be scanned and emailed to VIS for financial record purposes.

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6. Prabakar suggested the board look at a management system for violations of failure to clean up after dogs. It involves DNA matching of dog feces swabs and a data base of dogs made up of owners who voluntarily collect the DNA of their dogs. Joel pointed out that unless the CC&Rs already mandate a mandatory swabbing of dogs (which it doesn't) it is difficult to get compliance from dog owners.

7. Richard relayed Lisa Horton's suggestion of a walking lane or sidewalk down the fire lane that would add to the safety of children using the fire lane to walk to school. The idea of a painted pedestrian lane is the easiest to accomplish, with a further look into the feasibility of constructing an actual sidewalk on the west side of the lane.

8. There is one formal paint appeal (Dillard) and at least two inquiries about the paint letters (King and Tindle). Rusty is heading up the appeal process. There is one ACC app for painting (2321 Cooper Crest Place) waiting on color choices. 2205 Cooper Crest Place (AH4R) had the body painted but not the stairs. Discussion ensued about the cost of repainting a house and expected reaction to the paint survey and letters. Many houses have been repainted over the past two years and many are scheduled to be repainted; it was agreed that the paint program had much to do with this.

9. Parking continues to be a problem. The issue noted was with the white van with Kansas plates parked on Cooper Crest Street on the bend near the entrance. It was suggested that there should be no parking on Cooper Crest Street from the entrance to the mailboxes. However, only the city can designate no parking zones. Richard had the city's Transportation Department rep out to visit the neighborhood three times over the past ten years unsuccessfully trying to restrict the parking.

9. Joel introduced himself and asked if there were any questions. Scott mentioned a reimbursement that had not yet been processed. Joel said he would look into it.

The meeting was adjourned at 4:27 pm.