

# Cooper Crest Homeowners Association

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

Olympia, WA 98502

December 6, 2016  
Marshall Middle School Library  
Meeting Minutes

Board Members Present: Sal Munoz, Richard deRosset, Chris Nguyen

Homeowner present: Daryl Rodrigues, Scott Thalhammer, Mukesh Bhatt, Rusty Horton

Meeting Called to order 6:10 pm

## 1. Treasurer Transition to My Office Staff (Professional HOA Management)

Dave Wynkoop of My Office Staff introduced himself to the members present, described his background. Dave will be the bookkeeper for the HOA this coming year. Chris will do the income tax for 2016 and submit the budget report for 2016 and projected budget for 2017. These will be posted online on our web site, [www.coopercrest.com](http://www.coopercrest.com). The transition is nearly complete from Chris to Dave; Chris has submitted the resolution to Olympia Federal taking his name off the HOA accounts and putting Dave's name on the accounts.

Rusty discussed investing our money to get a better interest rate than the savings account we have. He suggested putting half of available monies into laddered CDs and the other half into a money market fund. Members present volunteered to research the best yields on such accounts. Richard will now submit the nonprofit corporation annual renewal to the Secretary of State instead of Chris.

## 2. Board elections

Rusty reported that he had enough valid ballots (35) to meet the quorum requirement of 25% of members. He would count them during the HOA meeting and report the results.

## 3. Dues and fines

Chris reported that we had a quiet year. 2322 Cooper Crest Place has accrued nearly \$1000 in fines. Not a lot of fines compared with previous years. For 2016 we received \$5665 in fines for this and previous years. Total income in fines, dues and interest was \$50,613. We had under 10 no payment of dues. The Tiede on Crestwood Place property continues to accrue nearly \$4,000 in unpaid dues and fines. Our attorney has not been able to ascertain the status of the property or achieve payment.

## 4. Future of Irrigation System

We are looking at increasing problems with our irrigation system as it ages. This year we did not do as well in the cost of water in part from water leaks which went unreported for substantial periods of time. Leaks will continue to drive up costs to the HOA. We should continue to try to covert sections into zeroscape (drought resistant) areas. Chris reported some potential models he observed of zeroscaping. We will develop a plan for going forward with this objective.

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### 5. Other

Sal posed the question: why do homeowners not turn in ballots? Several members offered explanations: Christmas fatigue; Rusty suggested consolidating the date for dues and ballots to one date in January. We only get 55% for a presidential election. Mukesh suggested having a wine and cheese party to tempt more homeowners to attend and vote. Daryl suggested a community potluck.