

2016 Keene Village Homeowners Association Meeting Minutes

The 2016 annual KVHA meeting was held on Saturday, January 30th 2016 at 10:00 am at the Richland Public Library. There were ten individuals from Keene Village in attendance representing six residences out of a total eighty-six possible residences.

The 2016 annual meeting was called to order at 10:08 by Nathan Tenney, KVHA President.

A review of May 4th 2015 KVHA meeting minutes took place. Highlights from 2015 included the presentation by Officer Rick Kane of the Richland Police Department regarding the neighborhood watch program. The addition of a new Neighborhood Watch sign, the annual Yard Sale and Frontage maintenance performed. During 2015 KVHA presented five \$50.00 Gift Certificates from Woods Nursery to three homes on Sirron and to two homes located on Kimberly. The Yard of the Month will continue starting May 2016. A motion to accept the 2015 meeting minutes was made by Dave Shea and seconded by Cheryl Ziemer. The motion passed and carried.

Treasurer Report:

Vern Jackson presented the treasurer's report for 2015. The beginning 2015 year balance was \$4076.14. The year-end balance was \$3,806.02. Total income for 2015 was \$2,211.71. Expenditures paid out in 2015 are as follows:

\$770.00 for pump lot mowing, \$441.88 for fees, licenses, and insurance, \$357.00 for Utilities, \$224.78 for pump lot R&M, \$241.04 Administrative (mailings and supplies) \$194.18, Other \$172.95, and Frontage R&M \$40.00. Total 2015 expenditures \$2441.83. For additional detail or questions regarding any of these expenditures contact Vern Jackson, KVHA Treasurer.

A motion was made to approve the 2015 expenditures and budget was made by Nathan Tenney and second by Cheryl Ziemer. The motion passed and was carried.

Other Business (including New and Old subjects):

- It was again mentioned that speed continues to be an issue on the primary streets of Sirron and Tomich. Adding speed bumps were suggested once again and adding additional speed limit signs on both Tomich and Sirron. Nathan Tenney took action to look into this.
- A late fee assessment for non-payment/late payment of KVHA annual dues was discussed. The board approved to assess a \$5.00 fee for payments not paid by July 1 of the current calendar year. Note, this reflects a three-month grace period after the initial bill for annual dues was sent out.
- Dave Shea put together the 2016 watering schedule (included and posted on the KVHA website <http://www.keenevillage.org>). The schedule moves everyone one full four-hour block ahead each watering season. Doing this, allows equality, over assignment to the "good" and the "not-

so-good” water times. To date, KID has not set any rules of watering for Keene Village. More to follow as this information becomes available.

- The KVHA Yard Sale is set for Saturday May 21, 2016. A motion was made by Larry Crowell and second by Susan Harrison for this date. The motion was passed and carried. Discussion included inviting Hearthstone to have an annual yard sale on the same day as the KVHA. No action taken to follow up on this.
- As mentioned, five homeowners were presented Yard of the Month gift certificates in the amount of \$50.00 using pre-established criteria from when the program began five years ago. It was decided that the program will continue again in 2016. The purchase of new gift certificates from Wood’s Nursery will be required. Vern Jackson will purchase the five gift certificates for 2016. This years selection team is championed by Larry Crowell and Cheryl Shea. Thank you both for volunteering.
- Rocking the frontages. The subject of rocking the frontages was discussed including estimates of how much rock would be required and the cost associated with this project. The prep work would be performed by KVHA volunteers. The east entrance (Tomich) would be addressed first. It is estimated that it would take 35 yards of large rock (3-5 inches) to cover the larger area and another 9 yards to beef up and slightly expand the rock footprint where the KVHA entrance sign is located. The cost would be around \$1,400.00. Discussion ensued on this subject verses other projects that would compete for those dollars (see below).
- Another project involved building an approximately 7’ x 14’ fenced enclosure adjacent to the current existing fence at the pump lot and would contain the electrical and ancillary equipment that is required to operate the pump lot irrigation system. The reason for this project is that for liability reasons KID does not generally allow others to have access to their equipment area. We are at risk of being locked out of our irrigation controllers or for our lock to be cut off because three organizations (KID, the City of Richland, and ourselves) want access to an area guarded by a two lock system; this has happened in the past. A breakdown as to how much this new enclosure would cost was presented by Dave Shea. The cost of the project is approximately \$550 with Dave furnishing some of the materials and KVHA providing the labor and remaining materials. We would have our own entrance (man gate with our own lock) to this new enclosure that would allow selected KVHA personnel access to the enclosure and our equipment.
- Following the above discussion centered on ways to collect more revenue so that KVHA could continue to make these community improvements. Currently the KVHA homeowners’ dues are at \$30.00 per year which is very cheap as compared to other developments that surround us. Additionally, discussions on the subject of needed improvements and that current dues fail to cover annual costs led to a motion being made by Nathan Tenney and the board to raise the KVHA annual dues from \$30,00 to \$45.00 per year. The motion was second by Cheryl Ziemer passed and carried. The new assessed amount for 2016 KVHA dues will be \$45.00 per year. This is an increase of 15 dollars per home owner. Projects discussed are pending detailed cost estimates and scheduling by the Board.

- Discussion then turned to the proposed Roasters Coffee Shop that is being planned for the piece of land that directly backs some of the houses on Tami Street. Roasters Coffee is planning on building a drive thru coffee shop on a triangular piece of property that borders Keene Village, Kennedy Road and Keene Road. The main point of contention was the request to re-zone the property as Commercial General; a designation that would have allowed taverns, hazardous waste transfer stations, and adult establishments. A meeting on this re-zoning request was held at the West Richland Library on Thursday, January 28th. Boards members and adjacent homeowners spoke at the meeting on the negative aspects the zoning request would present. In the end, the West Richland Planning Commission and the West Richland City council affirmed a zoning change to Commercial Limited. This designation protects the interests of the Keene Village homeowners, prevents incompatible land uses in the future, and allows Roaster's coffee to move forward with their business plans; in affect everyone wins. In the future you may receive notices from West Richland on the re-zoning process (a couple more hearing as required by statute, probably in the April/May time frame). The KVHA Board encourages you to participate in these hearings as affected adjacent property owners. FYI, if you have not heard a new carwash facility is being built on the opposite side of Kennedy and Keene Road by Tim Bush. If you have questions on this please contact Dave Shea.
- Election of new officers was held. All the existing officers of 2015 agreed to retain their current positions for 2016. This includes, President Nathan Tenney, Vice President Cheryl Ziemer, Treasurer Vern Jackson, Secretary Marla Summers, At Large, Darla Plaisted (Pump Lot mowing Coordinator), Dave Shea (irrigation coordinator), Tracy Hanzelich and Louis Sambrano.

The meeting was adjourned by President Nathan Tenney at 11:45

Respectfully submitted by Paul Ziemer for Marla Summers