

Minutes of the 2013 Keene Village Homeowners Association Annual Meeting  
March 13, 2013

Call to Order: President Nathan Tenney called the meeting to order at 6:40 p.m.

Minutes: Nathan asked if there were any corrections or additions to the 2012 annual meeting minutes. Having heard none Marla Summers moved the minutes be accepted as presented; Jerry Sooter seconded the motion. The motion carried.

Election of the Keene Village Homeowners Association (KVHA) board members:

Marla Summers volunteered to be secretary; Darla Plaisted moved that we accept Marla as secretary. Jerry Sooter seconded the motion. The motion carried. The remainder of the 2012 board members (Nathan Tenney, Cheryl Ziemer, Vern Jackson, Jerry Sooter, Dave Shea, Darla Plaisted, Tracy Hanzelich and Monica Riggs) agreed to serve for 2013. Darla Plaisted moved to accept the 2012 board members to serve for 2013, Marla Summers seconded the motion; the motion carried.

Treasurer's Report: Vern Jackson presented the Treasurer's Report for 2012.

- KVHA started the year (1/1/12) with \$4,288.25 in the bank and ended the year (12/31/12) with a balance of \$4,029.71. KVHA has 86 homeowner lots. Eight homeowners were exempted from dues for having served on the board in 2012. Seventy-eight homeowners paid dues of \$30.00 and one homeowner paid an additional \$5.00 owing from 2011. A total of \$2,345.00 in dues was collected. We also received \$21.37 in a capital credit disbursement from Benton REA. Total income received was \$2,366.37.
- Total expenses were \$2,624.91. The expenses breakdown are as follows: Administrative - \$187.76 or 7% (of the total) copying, and then mailing of annual meeting announcements and minutes; Fees & Licenses - \$419.72 or 16% - KID(\$403.09), Sec. of State(\$10.00), Property Taxes(\$6.63); Frontage R&M - \$627.33 or 24% - Premier Landscaping \$552.33, blowing out irrigation lines \$75.00; Insurance - \$358.00 or 14% - liability insurance; Pump Lot Mowing - \$720.00 or 27%; Utilities - \$112.10 or 4% - frontage lighting; Other - \$200.00 or 8% - Yard of the month awards.

Other Business:

- The frontage maintenance was discussed at length. The last two years we've paid a landscaping company \$552.00 /year to do the work. It was suggested that we try to do the work ourselves and save the money by mobilizing work parties. Nathan asked Dave Shea and Vern Jackson to take the lead on the work party concept for the frontage work.
- A work party cleaned up the pump lot area within the fenced off pump station. Two pickup loads of debris were picked up (brush, broken fence boards, pop and beer cans, water bottles, buckets, hoses, booze bottles, etc.). High grass was mowed and holes left from a broken waterline repair were filled. Approximately thirty fence boards, which had been knocked off the fence, were put back up with screws; six or so boards had to be replaced and all the boards on the fence were screwed on. The big tree along the north fence line was cut down because the roots were becoming a problem for the French Street property owner's septic system, on the north side of the fence. Also there was an issue with all the debris that falls from the tree into adjacent property owner's yard.
- During the discussion about the pump lot work party, Cheryl Ziemer mentioned how much dog waste was deposited around on the pump lot. Darla Plaisted also indicated that dog waste was a big problem

for the neighborhood teenagers who mow and edge the pump lot yard. The consensus of the people present was that people walking their dogs should be responsible and carry with them the appropriate resources to pick up and properly dispose of their dogs' waste. Cheryl moved and Darla seconded the motion that we should have three signs made and placed on the pump lot, informing people who are walking their dogs to pick up their dogs' waste. The motion carried. Cheryl will look into the signage.

- The Yard of the Month award was discussed. The consensus was that people liked the program and wanted to see it continue. The criteria for selecting a yard for the award, was read to the group. The group suggested that the material outlining the program be mailed to homeowners and also put on the web page. Darla Plaisted volunteered to be a judge and would ask Lori Tenney to be a judge as well.
- The Keene Village yard sale has been scheduled for May 18, 2013. Tracy Hanzelich will coordinate all the publicity for the event, advertising with signs, on Craig's List and the Tri-City Herald.
- The irrigation schedule will be mailed with the minutes
- The website host will change in April 2013. It will have the same domain, be cheaper and more secure.
- Keene Village now has a Facebook page. <https://www.facebook.com/RichlandKVHA>
- A discussion about Association dues resulted in Darla Plaisted moving to keep the annual dues at \$30.00 and to be due on June 1, 2013. Paul Ziemer seconded the motion; the motion carried.
- There was discussion about constructing a fence up along Keene road like the one at Brookshire. Some KVHA board members have had discussion with a knowledgeable homeowner in Brookshire who reported the cost of the fence to the Brookshire homeowners was around \$40.00/ lineal foot and all of the Brookshire homeowners covered the entire cost. Marla Summers moved and Paul Ziemer seconded the motion that the board, look into the cost of a similar fence and the possibility of the city helping with the cost of a similar fence. Reasons included concerns of the heavy traffic that will be traveling along the newly improved Keene Road and all the new development in the general area. The motion carried.
- Dawn Zucher mentioned that the speed of traffic along Sirron and Tomich Streets was too fast, creating potential problems with the pedestrian traffic and children playing. Dawn understood the elementary school had sent maps home with students indicating that the school wanted Sirron to be the main access for parents driving their children to school. Darla Plaisted will contact the school to determine if there is such a map. The board will explore what can be done to slow traffic down.

Adjournment: With no other business to conduct, Marla Summers moved that the 2013 KVHA Annual Meeting be adjourned. Paul Ziemer seconded the motion. The motion carried.

Respectively submitted,  
Vern Jackson