



Provenance Homeowners Association

Member Meeting Minutes

Location: Courtyard by Marriott, 550 W Rose St., The Blues 1, Walla Walla WA

Date: Thursday, November 1, 2018

Time: 5:15 pm

Call to order 5:21pm

- I. Approval of Minutes: September 28, 2017 meeting minutes unanimously approved.
- II. Intro of HOA Officers: Marty Waiss, President. Dina Jenkins, Vice-President. Eben Corliss, Secretary. Justin Geisenhoff, Treasurer.
- III. Treasurer's report. As of September 30th, expenses are in line with budget. No significant delinquencies or aged payables. Overall \$30,000 in reserves. Reviewed 2019 budget earlier today with the HOA Board of Directors. Modifications will be made and sent to residents to approve budget via mail.

Old Business

- I. Update on 2017 legal action against Yellowhawk HOA residents for trespass on Provenance HOA owned land: Majority of creek belongs to HOA due to location of property lines. Department of ecology has strict guidelines about vegetation and features such as bridges. Notices sent to all yellow hawk owners. Those with violations such as bridges or clear cutting of vegetation on HOA property received a specific letter addressing issues. Plants were obtained for free are starting to fill in. Hopefully no further issues.
- II. Website for HOA is planned to go live in 2019. Will allow online access to documents.

New Business

- I. Ratify New Board Members: A notice was sent a few months back that private ownership has reached 50%. Thus, two new board positions have opened. Bryan and Bob volunteered for the positions and are running unopposed. Motioned carried to ratify Bryan Ponti and Bob Schreindl with no oppositions.

Revisit Missed Old Business Item

- III. Maintenance: A few streetlight photo cells were replaced. Provenance entrance sign was repaired. Construction working hours were addressed. Recommend letting Dina know if anymore issues arise so that they can be addressed in a timely manner.



Continue New Business

- II. With the current 2019 budget we expect a 5% increase. Budget will address some trimming of large trees along creek.
- III. Question: If more extensive cleanup due to flooding issue can happen along yellow hawk creek. Discussed high water is caused in summer due to water flow controlled by the Water Master for irrigation. Will have landscapers address as needed.
- IV. Audited HOA Tax Returns: WA RCW requires audited tax returns. Can be very expensive. \$10,000+. Provided that 67% of membership agree to waive audit, do not need to per WA RCW. Motioned passed to waive audited tax return with no oppositions.
- V. Resident Reminders:
 - a. Allowable work in buffer. Middle of creek to property line is 50'. Area is meant to be kept as natural.
 - b. Parking is not allowed on streets. Up to residents to notify HOA if a vehicle becomes an issue.
 - c. Architectural Review Committee Application: Purpose of application is to keep integrity of community. All fees go into HOA budget.
- VI. HOA will be imposing a fee for past due payments in January 2019.
- VII. Resident Questions
 - a. Replacement of logs on bridges? Discuss capital is being funded since 2018 for replacement of logs.
 - b. Can we add asphalt to the gravel walking path? Discussed that we cannot, and city is very strict on this.
 - c. On asphalt pathway, there are sink holes right off Alder south of entrance. HOA will investigate and see what we can do.
 - d. Sprinkler system recently installed in between fences in HOA Buffer along Provenance Loop. Grass is getting established. Will have landscaper put more pre-emergent down to mitigate weeds.
 - e. Is Oak grass acceptable to plant in buffer areas as the fescue is struggling and very short. Discussed that fescue takes 2-3 years to establish.
 - f. Non-Residents walking around walking paths. Dogs and people coming in are an issue.
 - i. Put signs at entrance about private community.
 - ii. Fake security cameras
 - iii. Call police on violators for trespassing (Example: Red PT Cruiser causing issues in cul-de-sac).
 - g. Safety of speed with children
 - i. Speed limit signs
 - ii. Residents notify UPS or FedEx or USPS of fast drivers
 - iii. Another community has speed limit of 19 MPH that stands out
 - iv. Villages HOA dues were a lot more expensive but they do have a lot of signage and it was helpful without seeming cluttered.
 - h. Gate at entrance
 - i. Resident comment that a gate would not be favored. Last year was discussed about not favored due to aesthetics and significant costs that would greatly impact HOA dues.



- i. Will more houses be developed? Comment that developer has desire to build future houses on other side. Probably starting on south side. Will discuss final plans with residents when developed.
- j. Are there any plans for the two lots at the end of reserve way? Discussed that we don't know at this time.

HOA will address questions brought forth by residents. Any resident desired improvements will increase dues and will be assessed in 2019 for 2020 budget.

Closing

Dina would like you to bring issues to her and she can keep issues anonymous at the request of homeowners.

Meeting concluded at 6:15 pm.