

BOARD OF DIRECTORS MEETING

WINCHESTER HILLS DIVISION II HOMEOWNERS ASSOCIATION

Thursday, January 3rd, 2025, 4:00 pm

[REDACTED], Woodinville, WA 98072

Attendance:

President	Jen [REDACTED]	Present
Vice President	Susan [REDACTED]	Present
Vice President	Carol [REDACTED]	Present
Treasurer	Aaron [REDACTED]	Present
Secretary	Meagan [REDACTED]	Present
Architectural Committee	Janet [REDACTED]	Present

Call to Order: President Jen [REDACTED] called the meeting to order at 4:01 pm.

Approval of Minutes:

A motion was made by Jen [REDACTED] and seconded by Aaron [REDACTED] to approve the minutes of the October 10th, 2025, Board Member Meeting. Motion carried (5-0).

Treasurer's Report (January 2025):

We closed out 2024 with \$9,249.04 of income and \$8,349.83 in expenses (6% under budget) and contributed \$892.06 to reserves, bringing them to \$2,591.78.

2025 cumulative expenses are \$641.54.

\$3,740 of dues have been collected (40%).

With the current budget, it will take 12 years to fully fund our reserves (\$4,500).

Aaron recommended a dues increase of 5-10% for 2026.

Architectural Committee Report:

All known requests have been taken care of.

New Business:

Greenspace sign and spring community clean up trail date – Action items include more signage and contacting Woodinville PD. Continued discussion at the next meeting.

Website update – list meeting date on website

ACC Form –the Architectural Committee to revamp the Request for Approval Form, including a FAQ (fences, trees, roofs, etc.)

Water – Aaron looked into the water bills and was able to confirm there has not been any unexpected usage after winterization in early October. There is a base charge for

water of roughly \$30 per month per meter. He is going to investigate the possibility of having the water completely shut off during winter months in effort to avoid the charge.

Noting that our water consumption in 2024 was roughly double from 2023. Aaron will follow up with Aquasense to make sure we are being efficient.

Set Date of Next Meeting:

The Board plans to meet again on May 6th, 2025, at 4:00 pm.

Adjournment:

A motion was made by Aaron [REDACTED] and seconded by Susan [REDACTED] to adjourn the meeting at 4:56pm. Motion carried (5-0).