



Quail Creek Homeowners Association

Board Meeting Minutes
2024 February 28

Attending: Michael Brown (president), Jennifer Kultz (treasurer), Steve Hollasch (secretary)

Meeting Convened 7:33pm

Meeting Adjourned 8:13pm

1. Prior Meeting Minutes

- Minutes were approved and posted to web site.

2. Financial Status

- 34 homes had submitted their dues as of February 28. Dues deadline is March 1.
- For 2023, we came in under budget \$3,429.42.
- In 2023, we had 13 invoices from Bear Creek Landscaping, accounting for the amount in excess of budget.
- We didn't do the planned second mulching for 2023, so have that budgeted amount carrying forward to 2024. We plan to arrange for front entrance mulching this Spring.
- We also have some extra built into the 2024 budget for additional plantings and mulch.
- The beginning balance on our checking account for 2024 was \$18,429.42.

3. Speed Trailer

- The trailer has been out four times on Quail Creek Way in 2024, plus once on Quail Creek Drive.
- We got provisional approval from King County for 25MPH road marking on Quail Creek Drive, but have not yet committed to actually having that done, pending further discussion.
- For Quail Creek Way, King County measured under 50 vehicles in one day, with only two vehicles exceeding 28MPH. Due to the low volume and measured speeds, plus the narrower width of the road, they will neither stripe the road nor paint the 25MPH limit on the road.

4. Architectural Review Septic & Other Considerations

- Michael did some preliminary investigation into septic considerations for architectural review of building extensions, but didn't find much.
- Steve also investigated. Building expansions should involve King County for septic review to ensure that everything is up to spec. The following information should assist the homeowner pursuing architectural modifications:
 - Redmond Residential Construction & Permits: <https://www.redmond.gov/469/Residential>
 - King County Homeowner and Residents Septic Resources: <https://kingcounty.gov/en/dept/dph/health-safety/environmental-health/on-site-sewage-systems/resources-residents-homeowners>
- In investigating this, Steve noted that permits are *not* required for the following work:
 - One-story detached accessory structures with floor area 200 square feet or less.

- Retaining walls 4 feet or less from bottom of footing to top of wall.
- Fences 6 feet high or less.
- Uncovered decks 30 inches or less above ground.

5. Web Site

- Steve updated the web site photo to reflect the new entrance.
- Style updated to match.
- Updated board contact information.

6. Front Entrance

- Nothing to report at this time.

Actions

- None