

HPOA Annual Meeting Minutes

Date: May 23, 2026

Location: In person at **Hal Thompson's** with remote listening available

1. Call to Order

The annual meeting of HPOA was convened on May 23, 2026 shortly after 10 AM. A quorum of **63%** was confirmed, exceeding the **50%** required to transact business.

2. Approval of Prior Minutes

The 2025 annual meeting minutes were presented for approval.

- Motion to approve by **Jan Luft**
- Second by **Shawn Gilson**
- Motion **passed unanimously**

3. Treasurer's Report and Budget Approval

The Treasurer presented the financial report and proposed budget.

Financial summary

- Total income: **\$95,134**
- Total expenses: **\$42,359**
- Net operating income: **\$52,775**

Fund balances

- Dock fund balance reported at just under **\$102,000**

No increase in dues was proposed for the coming year.

A member suggested investigating improved interest rates on association savings accounts.

The proposed budget was presented for approval.

- Motion to approve by **Jan Luft**
- Second provided by **David Hoadley**
- Motion **passed unanimously**

4. Water System Report

The association reported that **Emerald Creek LLC** continues as the licensed water operator, with **Devin Billingson** serving as the primary contact.

Routine maintenance activities include:

- annual valve cycling
- periodic flushing of the distribution system
- annual cleaning of the three reservoirs.

No major leaks were reported during the current year, though the system was described as aging and likely to require continued maintenance attention.

5. Board Nominations and Election Process

The meeting proceeded to board nominations and ballot instructions.

A nomination was made from the floor:

- **Jan Luft** was nominated for **Director** by **Phyllis Bass**
- Second by **Pat Harmon**
- Jan Luft accepted the nomination.

Nominations were then closed.

- Motion to close nominations by **Shawn Gilson**
- Seconded by **Ed Diaz**
- Motion carried.

Members were instructed regarding ballot completion, including voting procedures for officer and director positions.

6. Road Report

A road update was presented. Roads were described as generally in good condition, though discussion reflected differing views regarding the extent of cracking and whether chip sealing may eventually be needed.

Additional discussion included:

- increased tree-removal costs due to storm cleanup
- member concerns about dead trees near properties

- the need for board review of a large rock placed adjacent to Harmon Avenue in the HPOA easement
- Ron Kelly and Bonnie Cusick were identified as road subject matter experts and encouraged to participate on road committee
- **Sherie Jacobsen** raised question regarding volunteer liability and the possible of waivers
- clarification that right-of-way widths vary by property and for Members to locate their property line 'pins' to determine.

7. Dock Replacement Project

A substantial portion of the meeting was devoted to the proposed dock replacement project. The board reviewed the proposed design, permitting status, costs, and possible timeline.

Project elements discussed

- two-dock T-shaped configuration
- fixed pier access
- upgraded electrical service
- longer slips and increased spacing between docks
- swim platforms
- poly-float / concrete-top construction intended to improve longevity (up to 50 years vs ~25 with wood)
- it was noted that composite would be easier to work with than concrete for installing deck boxes and cover frames without relying on professionals
- a Member asked whether fold down cleats could be included in the design rather than standard 'toe killer' cleats.

Permitting

The tribal permit application was reported as submitted on **May 1, 2026**, with a 90-day review window discussed. Staff-level verbal support was noted, but final approval remains pending.

Cost and financing

The estimated project cost for the current design was approximately **\$19,000 per slip**.

It was also discussed that:

- the HOA is not currently in a position to finance the project through a bank loan
- personal financing options such as HELOCs may be used by members

- a possible option to reduce initial cost by omitting the dock box and cover was mentioned as an idea only, not a final decision.

Process

The board stated that any project assessment would require a **member vote** before contract execution.

Member comment

Members expressed both support and concern regarding:

- timing
- affordability
- refurbishment alternatives
- tribal approval uncertainty
- long-term property value and infrastructure replacement needs.

8. Additional Business

Additional items discussed included:

- dock-area parking etiquette and diagonal parking
- reinstalling the dock diagonal parking sign (**Al Gilson** volunteered his family to resolve)
- beach cleanup following the meeting
- reminders regarding fire danger and dog control.

9. Adjournment

The meeting was adjourned at **12:44 PM**.