Sexton Mountain Meadows Planned Community Association
2025 Annual Meeting



Website

www.sextonmountainmeadows.com


SW Garibaldi Ct
SW Gearhart Dr
SW Gearhart Dr
SW Gearhart Dr
SW Topaz Ln
Scuba Repair 101
SW Murray Blvd
SW 154th Ave
SW 147th Terrace
SW Gibraltar Ct
SW Gibraltar Ct
SW Sexton Mountain Dr
SW Sexton Mountain Dr
SW Gearhart Dr
Sexton mountain Meadows playground
SW 155th Ave
SW Garnet Ct
SW 147th Terrace
Sexton Mountain Meadows Park
SW Sunstone Loop
SW Sexton Mountain Dr
SW Telluride Terrace
Sexton pump station
SW Murray Blvd
SW Murray Blvd
SW Telluride Terrace
SW Sexton Mountain Dr
The Church of Jesus Christ of Latter...
New Beginnings Care Home

Agenda

2.6 Order of Business. The order of business at annual meetings of the Association shall be as follows:

A. Calling of the roll and certifying of proxies;

B. Proof of notice of meeting or waiver of notice;

C. Reading of minutes of preceding meeting;

D. Reports of officers;

E. Reports of committees, if any;

F. Election of directors;

G. Unfinished business;

H. New business; and,

I. Adjournment.

A. Calling of the roll and certifying of proxies

Brad Fisher : Treasurer

Christine Jensen : Secretary

B. Proof of notice of meeting or waiver of notice

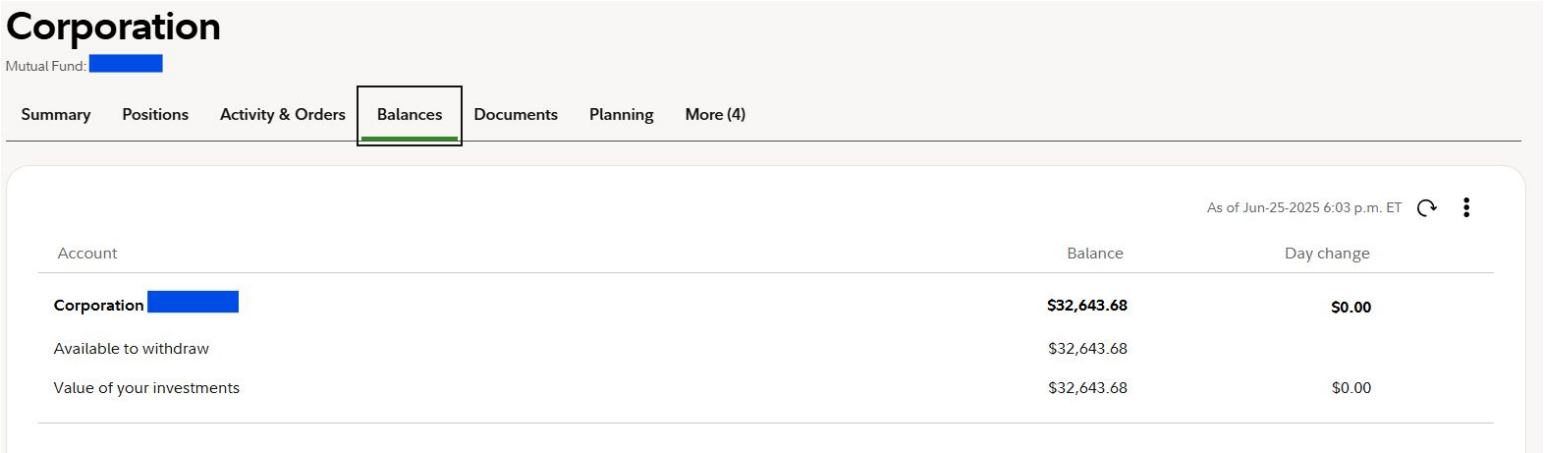
First class mail sent on 5/27/2025

C. Reading of minutes of preceding meeting

2019 Meeting Minutes Summary

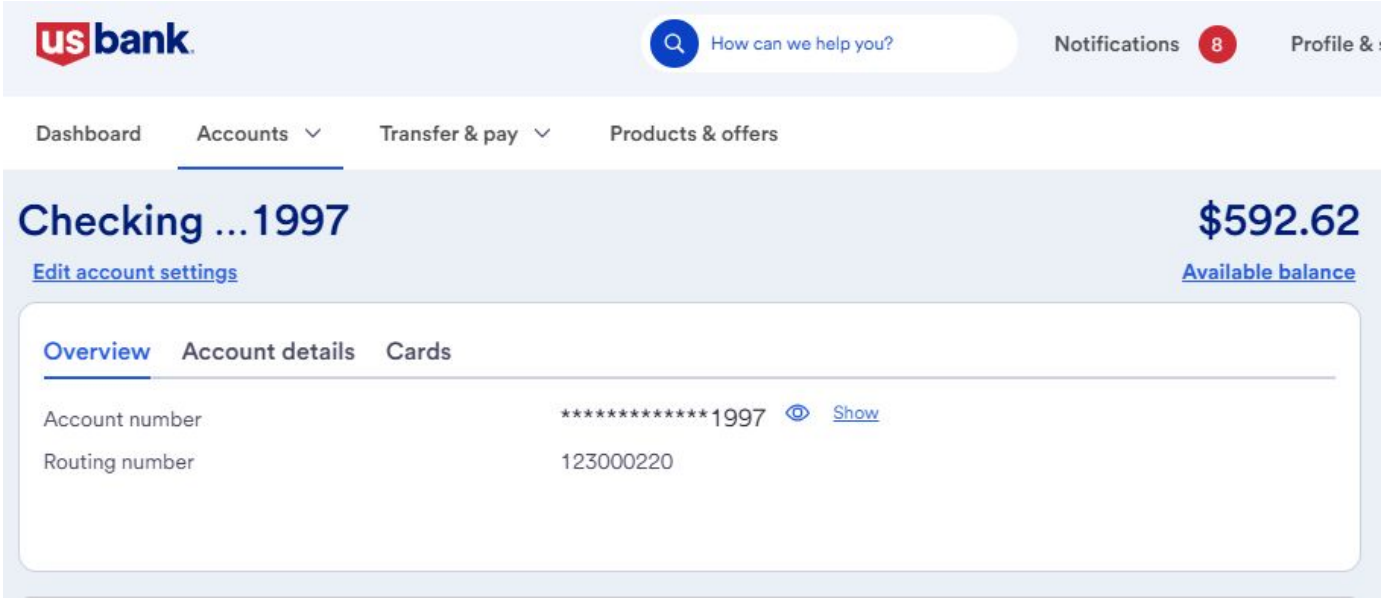
D. Reports of Officers : Treasurer

Reserve Account Balance : $32,643.68



D. Reports of Officers : Treasurer

Checking Account Balance : $592.62



D. Reports of Officers : Treasurer

Current Annual Expenses

• UPS Mailbox	300.00
• Meetings & other administrative expenses	600.00
• Utilities	500.00
• Landscaping	2640.00
• Insurance	2500.00
• Licenses	50.00
• Website (Hosting + Domain Name)	300.00
TOTAL	6890.48

D. Reports of Officers : Treasurer

- **Annual Dues**
  - $50.00
  - 24 homes (15%) with an outstanding balance

E. Reports of committees, if any : Design Review

ARTICLE III - SPECIFIC BUILDING RESTRICTIONS.

Section 2. No construction or other work on, alterations to or activity related to such construction or other work for or to any House, building or structure on or to be erected or constructed on any Lot, or any area in or part of SEXTON MOUNTAIN MEADOWS shall be undertaken unless and until the Developer or the Design Review Committee has specifically approved such work and authorized its commencement. The Owner, its contractor, subcontractors, agents, employees, guests and invitees, shall comply with any and all governmental regulations, codes and ordinances concerning such work and hereby indemnifies and holds Developer and the Design Review Committee harmless from any claim, loss or liability, including reasonable attorneys' fees, arising from or relating to such work.

E. Reports of committees, if any

- **Design Review Committee**
  - **APPLICATION FOR ADDITION(S) AND/OR ALTERATION(S) TO PROPERTY**
  - **Review and(via email)**
  - **Respond to homeowner with comments/decision**

F. Election of directors

ARTICLE IV.
Board of Directors

4.1 Number, Term and Qualification. The affairs of the Association shall be governed by a Board of Directors comprised of three (3) persons. Directors shall be elected to serve a term of one (1) year. A majority of the Directors shall be Lot Owners. Election of Directors shall be by plurality vote of the Lot

ARTICLE V.
Officers

5.1 Designation. The principal officers of the Association shall be the President, the Secretary and the Treasurer, all of whom must be elected by the Board of Directors. The Board of Directors may appoint a Vice President, an Assistant Secretary, an Assistant Treasurer and any such other officers as the Directors deem desirable or necessary. Any person may concurrently hold two (2) offices except the same person may not concurrently hold the offices of President and Secretary. Any Director of the Association may be an officer of the Association.

F. Election of directors

- **Ideally 6 Board members**
  - **President, Vice-President**
  - **Treasurer, Assistant-Treasurer**
  - **Secretary, Assistant-Secretary**

F. Election of directors

- **Secretary, Assistant Secretary**
  - annual Meeting
  - minutes
  - manage design review submissions
  - Design Review Committee
  - website maintenance

F. Election of directors

- **Treasurer, Assistant Treasurer**
  - annual meeting
  - dues collection
  - mail
  - deposits (US Bank, Fidelity)
  - expense payments
  - Design Review Committee
  - website maintenance

F. Election of directors

- **President, Vice President**
  - annual meeting
  - responding to complaints
  - CC&R enforcement
  - dues collection
  - Design Review Committee
  - title requests
  - website maintenance

G. Unfinished business

NONE

H. New business

- **Moving Forward**
  - Volunteer Board only
  - Board + Property Management
  - Dissolve the Association

H. New business

- **Email Feedback**

"I do not favor hiring a management company to replace or assist our neighborhood association. Let's allow the neighborhood to rise and take this on. Keeping costs low in these times is important as is keeping the decision-making local, with strong neighborhood representation."

"I hope that you get enough people to serve on the board. In my opinion I think that if there are not enough people willing to serve for their community then the HOA should cease to exist. The property management option does not serve the community as they have no investment in the community."

"If we continue as a home managed association, how can we assure that the three board positions are always filled? What do we do if we cannot fill all board positions?"

"With regards to the options you presented in the letter (Hire an HOA management group, Find volunteer board members, disband the HOA) We would prefer to disband the HOA."

"Hiring property management company seems like the most straightforward and right approach in my opinion and you have my support in that regard."

H. New business : Property Management

Vendors:

AMS
CONDOMINIUMS
HOMEOWNER ASSOCIATIONS
DEVELOPER SERVICES
Association Management Services NW
A Division of TMG

www.AMS-NW.com

Superior
Community Management

www.superiorcommunity.com

H. New business : : Property Management

- **Service Options**
  - Financial only
  - Collaborative
  - Standard Service
- **Cost**
  - $1300 - $1800 monthly
  - $97 - $134 per household annually

F. Election of directors

- **Board of Directors**
  - Identify Candidates
  - What's next
    - Directors meet to elect Officers
    - Officers evaluate options
    - Follow-up notice to the Association

I. Adjournment (thunderous applause)