

DRAFT TEMPO LAKE HOA BOARD MEETING MINUTES

Date: May 11, 2026

Time: 6:01 PM

Location: Tempo Lake Community

I. Call to Order

The meeting was called to order at 6:01 PM. Members were reminded to sign in and informed that the meeting was being transcribed for preparation of the official minutes.

All board members were present except Rod and Clayton.

Community members attending were: Jackie Johnson, Elizabeth Ide, Ruthanne and Patrick Trahan, Lee and Heidi Evans

II. Approval of Previous Meeting Minutes

A motion was made to approve the previous meeting minutes.

- Motion by: Werner
- Seconded by: Jeff

The motion carried unanimously.

III. Financial Report

A. HOA Dues Collection

The Board reported that over 60 homeowners have paid current HOA dues, leaving fewer than 40 outstanding accounts.

B. Lily Pad Account Refunds

The Board discussed the approved formula for refunding overpayments related to the lily pad account. Refund checks and letters will be prepared once Rod returns from vacation. The first checks should start being mailed out by or about June first.

A cutoff date will be established for determining refund eligibility. Any additional payments received after the cutoff date will be deposited into the general HOA fund.

Residents who are current on dues will receive refund checks. Residents with outstanding balances will receive credits applied toward amounts owed.

The Board also explained that applying refunds directly toward HOA dues was considered but determined to be administratively burdensome.

C. Lien Costs

The Board discussed increasing legal and filing expenses associated with liens, noting that costs now exceed approximately \$700 per filing.

D. Water and Reserve Accounts

Questions were raised regarding the HOA's various water-related accounts and reserve balances. Board members clarified that the HOA maintains multiple accounts related to the water system, including reserve and checking accounts.

IV. Parks Report

A. Hazard Trees

Three hazardous trees near the Evans property were removed in South Park. Additional hazardous trees near North Park and neighboring properties are being evaluated, and bids will be obtained for removal.

B. Park Maintenance

North Park mowing has begun with assistance from Paul Clark. Parks were reported to be in generally good condition.

C. Brush Pile Near Dam

Residents asked about plans to remove the large debris pile near the dam area. The Board stated that debris is typically burned by Paul Clark during the approved burn season. If burning cannot occur before restrictions begin, community volunteers may assist with removal.

D. Culvert Project

Residents asked for updates regarding the culvert project. The Board stated that no new information has been received despite prior notices.

E. Water System and Park Maintenance Costs

Residents questioned whether the water system should contribute toward park mowing expenses because several wells are located within park property.

The Board agreed the matter could be reviewed further, including examination of governing documents and historical practices.

F. Tennis Court Maintenance

The Board discussed pressure washing and moss removal at the tennis and basketball courts. Baking soda treatment was recommended as an environmentally safe method prior to cleaning. Patrick Trahan volunteered to help out with pressure washing.

G. Fish Stocking

The Board discussed potential fish stocking for the lake and noted concerns regarding park expenses related to hazardous tree removal.

The possibility of community donations to support fish stocking was discussed. A fundraising letter may accompany lily pad refund mailings.

Residents also expressed interest in organizing volunteer cleanup efforts and supporting future fish stocking activities.

V. Water System Report

A. Ackley Pump Services Review

The Board reviewed concerns regarding work previously completed by Ackley Pump Services. Documentation received from the contractor remains incomplete, including uncertainty regarding:

- Pump models
- Warranty information
- Exact well locations

The Board has requested additional information, including GPS mapping of work performed.

B. Northwest Water Services Consultation

The Board met with Northwest Water Services to review the prior work and assess the overall condition of the HOA water system.

Questions were raised regarding Ackley possessing the proper licensing and permits required for the work completed.

The Board stated it intends to proceed cautiously while gathering additional information and consulting with Northwest Water Services.

C. 2027 Sanitary Survey Preparation

The HOA water system is scheduled for a sanitary survey in 2027. The Board discussed anticipated compliance and maintenance items, including cleanup and generator storage requirements.

D. Maintenance Budget

The Board previously approved up to \$5,000 for maintenance and compliance-related water system improvements.

E. Well #6 Discussion

The Board discussed Well #6, located off HOA property, and plans to visit the site with interested residents. Historical concerns regarding the well and its long-term viability were also discussed.

F. Long-Term Water System Planning

The Board plans to work with Northwest Water Services to develop a long-term assessment and maintenance strategy for the community water system.

VI. Legal Services

The Board reported that interviews and proposals were completed for new legal representation. An attorney with extensive HOA and water system experience was selected.

The Board also discussed upcoming compliance requirements under new Washington HOA regulations and the importance of updating HOA governing documents accordingly.

VII. Member Comments and Community Discussion

A. Community Picnic and Fundraising

Residents proposed organizing a community picnic and fish stocking fundraiser to encourage community involvement and support recreational activities.

B. Volunteer Park Cleanup

Residents volunteered to assist with:

- Pressure washing courts
- Tree maintenance
- Park cleanup efforts
- Ivy removal around trees

The Board supported organizing future volunteer work parties.

C. Community Cleanup Acknowledgment

The Board recognized Jackie and Jeff Johnson for organizing a roadside cleanup effort from Waldrick to Rainier.

D. Annual Meeting Picnic

The Board discussed the possibility of combining the annual HOA meeting in September with a community picnic.

VIII. Adjournment

A motion was made to adjourn the meeting. The meeting adjourned following brief discussion regarding the next meeting date of June 8, 2026 at 6:00 pm.