

# Canyon Creek Homeowners Association Annual Meeting 2024 – Minutes

7:00 PM 7/29/2024

Meeting Held as Hybrid – Fire station 14 and Teams Call

## 1. Call to Order

- a. Meeting called to order at 7:02 PM

## 2. Update from Fire District Representatives – Deputy Fire Chief Ameer Quiriconi, Deputy Chief Michael Despain, Lt Chris Hawkins, Station Commander

Presentation via Powerpoint regarding structure, stations, budget, services provided at various stations. Station 14 has

### **Your Neighborhood Station**

#### Station 14 Overview:

- Equipment:
  - Engine (E114)
  - Aid Car (A114)
  - Brush Rig (B114)
- Staffing:
  - Station company has 9 personnel assigned, divided equally among 3 shifts.
  - Minimum staffing is 3 personnel daily, cross-staffing an engine, aid car, and brush truck.
- Special Programs:
  - KCFD34 Address Sign Program for KCFD34 residents
  - Personal Protective Equipment (PPE) Program
  - Wildland Program
  - Respiratory and SCBA Program



**Question** What about large developments coming in and it's impact on ability to service additional asks?

There is capacity and unless there are multiple calls there is no risk. Cost the main challenge if that happens. Fees out of new construction are pretty high and settle into a levy. More people not creating fires will generally be positive. Cost for insurance is driven by the number and size of fires.

**Question** – Who is the insurer/insured in this context?

Prior comment about insurance was for the homeowners in the area. ~400 – 1200 per annum is fire premium. Typically 20% of total insurance cost is fire related items and aggregate fire loss for a designated region and is driven by multiple factors but number of fire responses, proximity to fire stations are key factors.

**Question** – Where do we look for Burn bans and is it specific to Fire District 34?

The [website](#) for FD34 is typically good to look at but King county does have this information as well. FD 34 has permits and current burn bans as well.

**Question** – What is the response protocol to address large incidents?

Within the comms center there are multiple agencies in the dispatch center. Units are able to respond from either the closest or most appropriate location. Both statewide and national assistance can be requested. Can pull ~4K – 5K responders relatively quickly

**Question** – Any stats available on fires on the West side of the mountains?

We are seeing more starts and larger fires. Not really unheard of but frequency is increasing especially last year with a larger increase. Risk increases with multiple days of east wind in the summer. Dryness makes a significant difference and there is increased training and equipment to address these concerns. Also cross training outside of the region. While not where they want to be but significant progress is being made. An example is support via aircraft which wasn't existing previously but is now available. All regional state agencies coordinate when these hit. A map exists [here](#).

**Question** – Prior meeting referenced with emergency maintenance needing community to self service

In large events/calamities, only so much can be done with available staffing and potential for communications, travel and resourcing disruptions. Consequently priority is given to critical care and infrastructure. Training and support is available via CERT and community help is important to address first response. Qualified and trained community response is best case. Multiple services are coordinated by the Fire District to help interested community member readiness. The Pulsepoint application was mentioned as a useful tool to stay abreast of ongoing response.

**3. Approval of 2021 Annual Meeting Minutes: Canyon Creek HOA Annual Meeting 2021.docx - Microsoft Word Online (live.com)**

- a. Discussion on quorum. We were short but no actions needing votes are on the agenda. Proposal to ask absent member for offline approval via email.
- b. Dave proposed & Jerry seconded – Members present approved via voice vote. No nays

**4. Treasurer's report, Financial results 2023 , Proposed budget 2024**

- a. Kristi Jo presented the data.
- b. Proposal to move some money into short term CD's to leverage higher percentage will be evaluated. Members present approved. No nays

**5. Increased dues and Spending**

- a. Small increase of dues by \$5 to keep this aligned with inflation and general increases
- b. Proposal to consider some community social events
  - i. Community BBQ – Kate Nuernberger volunteered to lead this effort with community support
- c. Mailboxes and sign are possible maintenance items

- i. Neighborhood lighting is a concern in some areas specifically around the mailboxes. Suggestion on solar driven motion activated lights on the mailbox areas to improve safety.
- ii. Theo Gees volunteered to help with figuring out the options and create a community effort to complete these.

## **6. Old Business**

- a. None open

## **7. New Business**

### **a. Timing of meetings and billing**

- i. Proposal for meetings and billing to be moved to Jan/Mar quarter. Billing would be done mid January due 1<sup>st</sup> March and we would keep the meeting immediately thereafter. Suggestion to get the Proxy and billing tied so we can close all business in one meeting early in the year. Members present approved. No nays

### **b. Snow plow**

- i. Question from members– Do we have any on contract? County does not support private snow plowing.
- ii. There are some general contractors who can be called.
- iii. Proposal to continue to use Casa Bonita similar to Broadhurst. Community support may be helpful to call the county to get a response. Use Social media to expand reach on the phone number etc.

### **c. Road improvements and retention pond access**

Road deterioration and pond access walkways need to get to county attention. Response is typically once a year on pond access and spotty at best. Proposal is to get a community signature list and follow up with the county on improvements. Members present approved the approach

### **d. Holiday lights on the community sign**

Theo Gees/Simon volunteered to assist.

### **e. Members noted a couple of inadequately maintained home frontage**

Reminder to a few that are outliers to maintain upkeep to standards  
Members noted a concern around increased wildlife interactions on trash collection days. Add a reminder that Trash cans out Monday AM and in Monday Night to deter wildlife interactions and nuisance for others when unsightly trash is spread.

## **8. Any administrative needs**

- a. Discussion of board President role coming open. Those interested should indicate interest. Next meeting will include a vote
- b. Check on all roles including ACC – Members present approved continuation.
- c. DiscussionCommunicate typical processes and onboarding, basic maintenance and guidelines etc.

## **9. Adjournment**

- a. Kristi proposed, Jerry seconded. Meeting closed at 8:38 PM