

PLE HOA

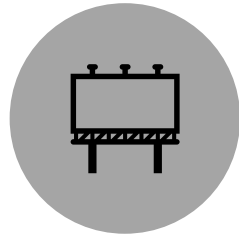
Annual Meeting
December 2024



Agenda



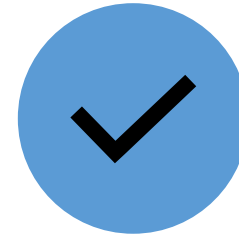
INTROS,
BOARD & ACC



2024 & 2025
ACTIVITIES



FINANCE
UPDATE



NOMINATIONS &
ELECTION



Q&A,
COMMENTS

The PLE Board



JOSUE

MARTINEZ

President



LARRY

RAKLIOS

Interim Treasurer



BILL

KOOLE

Interim Vice-president /
Secretary

Per the CC&Rs, the primary goal of the HOA is to **protect the value and desirability of our respective properties**. We aim to promote unity and harmony while enabling everyone to enjoy their property in the way that makes the most sense for their household.

Thanks to William and Michelle for serving PLE since 2019, and supporting the transition this year.

Architectural Control Committee



CINDY

KELLY

Chairperson



SHAMEEN

SHAW



AUBREY

BLOSSER

Process

- Per our CC&Rs, “. . no building, wall, fence, lamp post, swimming pool, or other structure shall be placed upon said premises unless and until the plans, specifications and plot plan have been approved in writing” and “No alteration on the exterior appearance (including without limitation, the color of any buildings or structures) shall be made without like written approval.”.
- The homeowner submits a request for approval to the ACC. The form can be found on the PLEHOA website.
- The ACC reviews the request, interacts with the homeowner as appropriate, and makes recommendations to the Board (1 to 2 weeks). The Board accepts, rejects, or requests changes (1 – 2 weeks).

2024 Updates

Routine

Several newsletters & updates issued

Dues collected and all lots are current

Bills paid

Financials maintained & 2025 budget prepared

IRS and State filings submitted

Several ACC requests processed

New neighbors welcomed (Lots 11, 19 & 21)

Irrigation system backflow tested & winterized

2024 Annual Meeting info prepared

Non-Routine

Trees removed to avoid fence and road damage

Bank changed (Online payments now available)

\$10K of Certificates of Deposit purchased in November

Website refreshed

Compliance concern addressed

Irrigation system repaired

ACC restaffed and request form revised

HOA Board returned to full strength

1 Mailbox kiosk refreshed (2 remaining, volunteers?)

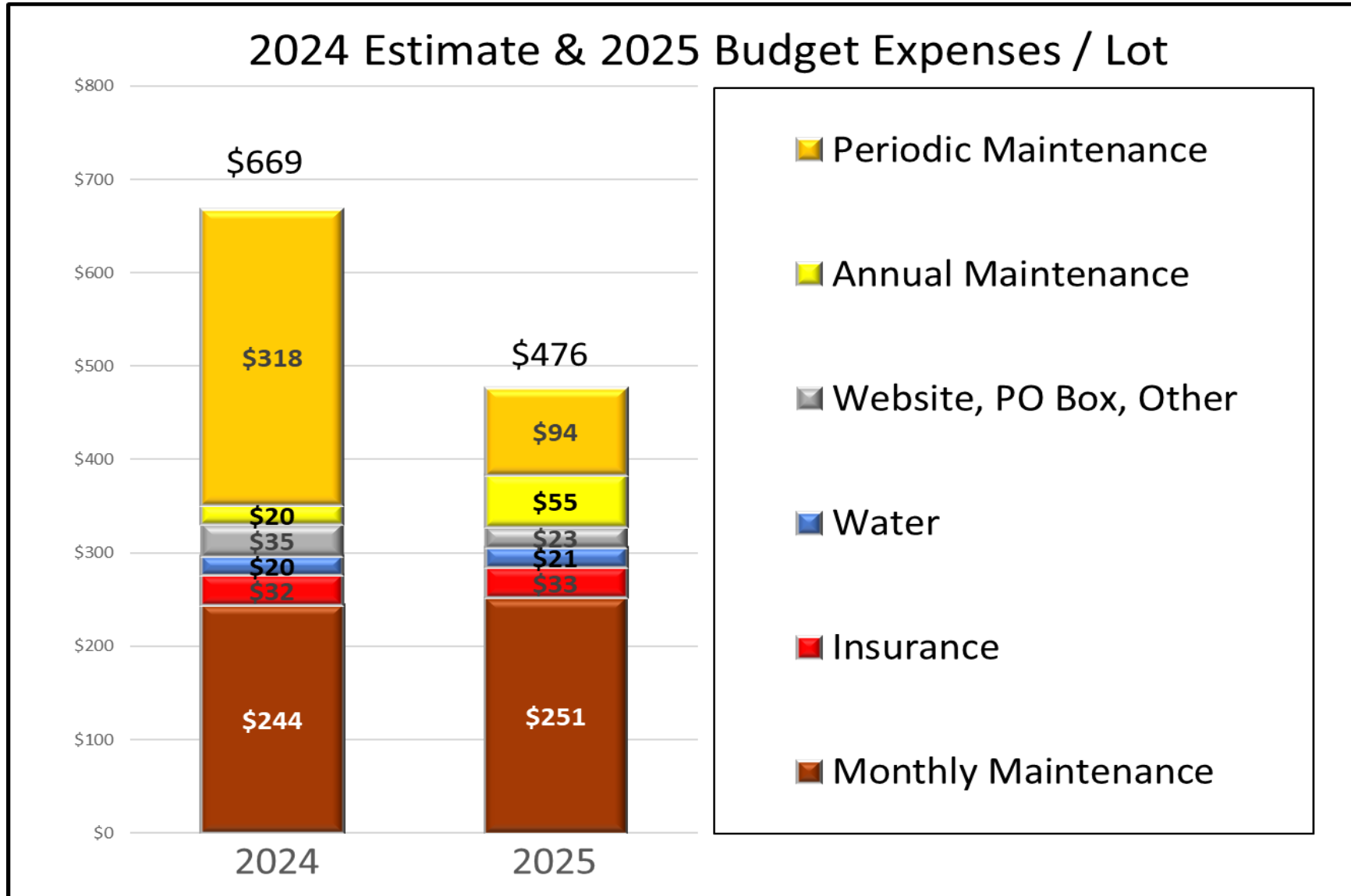
Group discount found for irrigation winterization

Finance Update

- 2024 balanced reduced from \$24K to \$18K
 - \$6K reduction due to \$10K tree removal project
 - partly offset by:
 - \$2K of prior year dues
 - Deferred annual maintenance
- 2025 balance increases from \$18K to \$19K
 - Annual \$1K contribution to Asset Repair and Replacement Reserve
 - Ex: fence, monument, etc.

PLE HOA Financials		2024 Estimate		2025 Budget	
<i>Beginning Balance</i>		<u>\$23,685</u>	Notes	<u>\$18,204</u>	Notes
<u>Receipts</u>	# Collected:	37	Includes 5 from '23	32	
Dues / Lot		\$430		\$490	14% increase
Dues		\$15,910		\$15,680	
Interest Income		\$0		\$217	CD Interest
Total Receipts		\$15,910		\$15,897	
<u>Expenses</u>					
Maintenance:	Monthly	\$7,800		\$8,040	
	Annual	\$629		\$1,765	Clean monument & fence
	Periodic	\$10,175	Remove trees: phase 1 & most of phase 2	\$3,000	Refresh gravel, remove more trees & other
Insurance:	State Farm	\$1,033		\$1,041	
Utilities:	Woodinville Water	\$636		\$680	
Miscel.:	Website	\$884	2023 fee paid in '24	\$500	
	Post Office Box	\$216		\$0	Discontinue PO Box
	State HOA Filing Fees	\$20		\$20	
	Summer Social?	\$0		\$200	Summer social?
Total Expenses		\$21,392		\$15,246	
Ending Bal. (Incl \$10K in CDs in Nov. '24)		<u>\$18,204</u>		<u>\$18,855</u>	
<u>Allocation of Ending Balance:</u>					
Asset Repair and Replacement		\$12,525	\$10,000 invested in CDs	\$13,500	\$10,000 invested in CDs
Funds to Cover First Part of Following Yr		\$2,000		\$2,000	
Contingency: Vandalism, Legal, etc.		\$3,679		\$3,355	

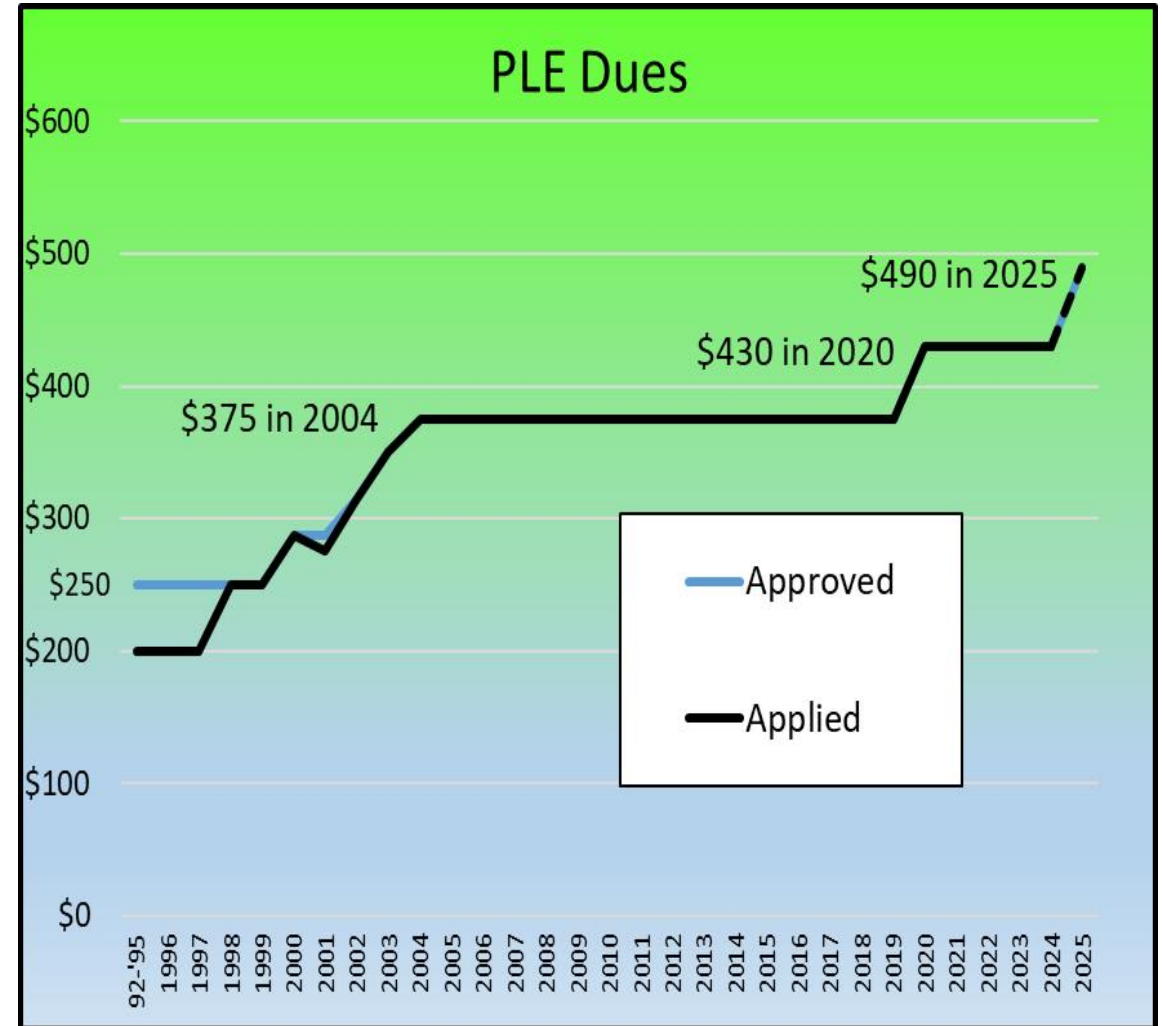
Annual Dues Allocation



2025 Financial Plan

- Increase dues from \$430 to **\$490 in 2025**
 - Higher routine expenses
 - Inflation across the board
 - Landscaping alone up ~20% since 2020
 - Less volunteer work by community members
- Payments must be made **by January 31, 2025**
- **Zelle (preferred)** to: plehoa@outlook.com
- By check: Made out to PLEHOA with Lot number noted and mailed to either:
 - Larry Raklios @ 20029 NE 188th Pl
 - or
 - Josue Martinez @ 20124 NE 190th Pl

P.O. Box Address INVALID starting Jan 1, 2025



2025 Planning

- Complete tree removal
- Refresh gravel in common areas
- Clean monument & fence
- Evaluate low-cost monument lighting options
- Refresh 2 remaining mailbox kiosks (volunteers?)
- Hold summer social event?
- Other suggestions?



PLE Board Nominations

Vice President

Bill Koole interim
since May

Treasurer

Larry Raklios interim
since May

Other Nominees?

Q&A