

**Woodfield Estates HOA Board Zoom Meeting Minutes
October 4, 2024**

Present: John O’Conner, Treasurer
Don Silver, President
Sheryll Apte, Secretary

Absent: Vice-President - resigned
Member at large (unassigned)

Homeowners present : None

Don called the meeting to order at 6:00 pm.

Secretary’s Report:

None.

Treasurer’s Report:

John will move money into a reserve account for tree maintenance and removal.

New Business:

1. Board meeting focused on Eleanor Winkler’s installation of a wire and metal post fence along the sidewalk adjacent to her home at 2330, a corner lot. Shrubs have been installed adjacent to the fence within the block planting bed that has been constructed immediately adjacent to the sidewalk. Numerous options for fencing were discussed and will be presented to Eleanor when the Board meets with her tomorrow, October 5th, in the afternoon. She did not install cedar fencing, as required by CC&Rs and has not submitted an ACC form. The Board agrees that the material installed is fencing material, and does not meet the standards required by CC&Rs. The Board and ACC do not have authority to grant exceptions to requirements of the CC&Rs.

Eleanor wants to create a fenced area in her back yard to contain her small dog. A neighbor has mentioned to Eleanor that her plans are in violation of CC&Rs, however Eleanor has not approached the Board and moved forward knowing her fence would be out of compliance.

The Board had lengthy discussion about how to approach the issue and what CC&Rs and City of Olympia laws each require of the homeowner. We agreed those requirements indicate the fence can be no closer to the street than the NW corner of the house on the right side of the home (looking at the front of the home from the street) and no closer to the street than the SE corner on the left side of the home.

Ongoing Business:

1. Playground Committee – No updates. We have no estimates to consider any future work. Funds for future improvements can be designated in a reserve account.

2. Architectural Control Committee – No additional applications have been received.

3. Emergency Preparedness Plan – No updates.

4. Trees – Next tree was performed and we have several trees that will require being removed. Some will be addressed this year and some next year. Money will be moved to a reserve account for that purpose.

Annual HOA meeting meeting is scheduled for October 30, 2024, at 6:00 pm via Zoom.

Meeting adjourned.