

Salmon Day Estates HOA – Annual Meeting Minutes – July 1st, 2026

Held: July 1st, 2026 via Zoom

Attendees: Heather Templin – Vice President (acting President)
Michael Nesland – Secretary / Treasurer
Terry Wight
Tracy Collins
Brad Gobel
Peter Anderson
John Gorman
Michele Pearson
Melinda Gleason
Amal Malli (via Proxy designate Heather Templin)
Aaron Cronin (via Proxy designate Melinda Gleason)

Quick recap

The HOA board meeting focused on reviewing the 2025 budget, ongoing maintenance issues, and future planning for the Salmon Bay 1 and 2 neighborhoods. Michael and Heather, serving as a two-member board due to a vacant position from Bob and Lisa's departure, presented the healthy financial status of the HOA with approximately \$75,000 in reserves. The board decided to maintain current HOA dues at \$1,200 per year rather than implementing cost-of-living adjustments. Key maintenance issues discussed included the need for fence repairs or replacement at the entry points, with Tracy agreeing to obtain pricing quotes for both repair and replacement options. The group also addressed concerns about landscape maintenance for vacant properties, particularly the Cronin home, and discussed the need for better gate directory management. The board decided to postpone decisions on potential HOA dues increases until after reviewing fence repair options, and they planned to schedule the next meeting for January 2027.

Next steps

Heather

- Contact Guardian Gate to update the gate directory and resident information.
- Update the resident directory by sending out an email with a deadline of August 1st for homeowners to review and submit changes.
- Reach out to the Cronins regarding the maintenance of their property.

- Reach out to Ken Broughton (owner of the vacant lot) regarding the overgrown vegetation.
- Coordinate with Matteo to schedule bark/mulch for the entries and crushed gravel for the retention pond access.
- Plan the next HOA meeting for January 2027, aiming for an in-person meeting.

Tracy

- Obtain quotes for the perimeter fence repair/replacement, including options for repair, full replacement, and composite material, and present them within the next 3 weeks.

Michael Nesland

- Coordinate payment for the bark/mulch and gravel work.

Collaboration

- Heather and Michael: Divvy up tasks related to gate directory and resident directory updates.

Summary

Board Meeting Budget and Dues

The meeting achieved quorum with 11 of 21 lots represented, including proxies for absent members. The board discussed continuing with a two-member board structure through January 2027 due to lack of volunteers for the vacant Salmon Bay 2 position. Michael presented the 2025 budget review, noting the HOA is in healthy financial position with expenses well within norms, and recommended either maintaining current \$1,200 annual dues or increasing by approximately 3% annually. The group decided to postpone the dues vote to allow more discussion on ongoing maintenance items, particularly fence repairs and landscaping improvements at the entrances.

Property Maintenance Planning Meeting

The group discussed maintenance issues including street lights and entrance areas. They agreed to address bulb longevity problems by potentially replacing fixtures rather than continuously replacing bulbs. The main action item was to coordinate with Mateo to re-bark the entries using fine dark bark and refresh the crushed gravel at the retention pond access, with an estimated cost of \$400 for bark and \$950 for 18 yards of mulch delivery. John recommended directing Mateo specifically about weeding tasks and suggested using mulch to prevent future weed growth.

Gate System Maintenance Discussion

The group discussed ongoing maintenance issues with blackberry growth and gate systems. They confirmed that Robley's company services the gate controllers annually, with the last service about a

year and a half ago, and noted that replacement controllers would cost approximately \$30,000 for both neighborhoods. The current reserve fund has about \$75,000 in total accounts, which would cover potential gate controller failures, though the group agreed to consider establishing an escrow account for future replacements. The discussion also covered challenges with updating the gate directory, which requires access through Cellgate but has been difficult to manage due to recent resident turnover.

Fence Replacement and Directory Updates

The board discussed updating the resident directory, with Heather noting that the app is clunky and difficult to use for updates. They agreed to set a deadline of August 1st for residents to update their information. The main discussion centered on needed repairs or replacement of the Island Boulevard fences, with Tracy suggesting both entries be redone with stained wood to create a uniform look. The board considered three options: complete replacement, repair and replacement, or using composite materials, with John advocating for composite fencing as a long-term solution despite higher initial costs.

Vacant Property Landscape Maintenance Planning

The meeting focused on addressing landscape maintenance issues at a vacant property owned by the Cronins. Tracy volunteered to compile quotes for yard maintenance and present them to the board at the next meeting. The group discussed approaching the property owners about maintaining the yard, with Heather offering to reach out informally first, followed by a formal HOA communication if needed. Peter Anderson noted that while the governing documents don't have specific penalties or architectural standards for yard maintenance, any board action should be taken carefully to avoid creating defensive reactions from homeowners.

Board Meeting Property Updates

The board discussed a vacant lot next to John's property that has become overgrown with blackberries, with John noting he had to take action himself to prevent the encroachment. The group agreed to contact the current owner, Ken Broughton, about maintaining the property. Regarding HOA dues, the board unanimously voted to keep them at \$1,200 per year rather than implementing increases or adjustments. Tracy will obtain pricing for fence repairs within three weeks, and the next board meeting was scheduled for January 2027.

Meeting adjourned,

Michael Nesland

Secretary/Treasurer