

HIDDEN MEADOW TENINO HOMEOWNERS ASSOCIATION

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October Community Update 10/20/24

Neighbors,

Communications:

You will notice that the HOA email has been changed over to gmail. Going forward this will be the only monitored email for the board and the preferred contact route for the HOA Board.
hiddenmeadowteninohoa@gmail.com

Homeowners Association Meeting:

We will be holding an advisory meeting at the Tenino Quarry House @ 6pm on 12/3/24.

1. Attached you will find several options the board will discuss with the body.
2. This will be the time the community has to direct the board into the future.
3. Please submit questions in advance so the Board can present answers as a whole.

Reminders:

1. Since we are looking to separate from these properties we ask all community members to remove any personal items from the community properties. This will give entities interested in these properties a better perspective on them.
2. Please pay any outstanding dues. If your dues for 2024 (and earlier) are not required we will do as the body wishes and return those funds. All dues payments were due 10/1/24.
 - **A Grace period has been extended for these payments until 11/1/2024.**
 - **After 12/1/24 all unpaid dues will begin accruing interest per the CCRs at a rate of 12%**(see your copy of the CCRs for further information).
 - The board intends to hold and potentially use these funds for costs of land transfer, surveys (if needed), legal costs of dissolution, insurance if the HOA continues into 2025, any potential legal issues encountered within our membership.
 - The Board has also agreed that the body will be informed about all significant spending.

Options:

All Options presented below acknowledge that the Hidden Meadow Tenino HOA will continue into 2025.

- Option 1: Feasibility: Currently appears unlikely
 - Transfer of all community properties to owners outside HOA. Thus allowing for the complete dissolution of the HOA.
- Option 2: Feasibility: Possible if body agreed to Lot A transfer to Creekside Conservancy.
 - Transfer of at least one or two properties to outside owners and continue to seek outside owners for the remainder into the future. This would require the HOA to operate in some capacity for the foreseeable future.
 - This option could see the HOA continue in the capacity of managing Lot B (park) & C (grass). This would require the body to define the HOA in the future (i.e. diminished capacity, or return to full capacity, or somewhere in-between).
- Option 3: Feasibility: Possible if body wished to reverse dissolution vote.
 - No transfer of any lands, HOA level of authority would have to be agreed on and defined by the body. This could be in the form of executing and following current CCRs, and applicable environmental plans to their fullest or dialing back CCRs to levels we (the community) determine.
- Option 4: Feasibility: No response from the City of Tenino at this time.
 - Subdivision of Lot A (Critical Area Tract bordering lots B, & 16-30) and subsequent purchase, donation, transfer to adjacent property owners. This option again would require some form of the HOA to remain into the future which the community would define. This option also may present significant cost in legal fees, Surveys, Title transfer or creation, payouts to non-adjacent community members, etc. This would also require all adjacent owners to agree to receive the land and manage it as it has already been defined.
- Option 5: Feasibility: Unknown
 - Body suggests or defines further options for the the Board to seek clarification on.

Dissolution Progress Report:

1. Community meeting with at least 2/3 of the body voting for dissolution - Complete 8/12/24.
2. Transfer and/or distribute the communities assets - In process
 - A. Reaching out to public agencies to see if they would like the properties - No interest expressed
 - B. If such public agencies decline properties out reach to non-profit corporation, association, trust, etc - Only Creekside Conservancy has expressed interest in Lot A
3. Finalize transfer of community properties -
4. Potential distribution of remaining monetary funds -
5. File Articles of Dissolution with the Washington Secretary of State and register it with the Thurston County Auditor -

Creekside Conservancy Q&A.

Prior to the October board meeting we met with Creekside Conservancy. They are currently the only interested party in any of our community held properties.

- Their specific interest is in Lot A only.
- Highlights are listed below:
 1. Creekside Conservancy would prefer that the HOA remain in place in order to provide an annual donation for the up keep of Lot A in perpetuity.

2. This amount could vary depending on the amount of access the community would like to the green belt in the future. Roughly \$200-\$1000 per year. Donations would be tax deductible.
 - This amount would cover trash pickup, fence repair if needed, ensure no squatting or trespassing, and insurance.
3. Creekside would prefer a collaborative approach to care of the property.
4. A hypothetical conversation was had with Creekside Conservancy representatives regarding potential donation of all properties.
 - This would include all community owned Lots A, B (park), C.
 - Access to Lot B would require the body to donate an amount consistent with liability insurance necessary for the properties as well as care and maintenance of equipment.
 1. This would require the body to remain an HOA in some capacity.
5. Discussed neighbor encroachment into Lot A and Creekside Stance.
 - Creekside would have the Lot re-surveyed prior to taking possession making all boundaries clear and taking actions they deem necessary.

****Email is the preferred contact for the board this gives us a paper trail ensuring any issues are handled, tracked, and forwarded appropriately. Please no personal texts/phone calls for HOA related issues, suggestions, etc.