

NORWOOD VILLAGE BOARD MEETING

MINUTES

MEETING	5.8.25 Board Meeting
DATE & LOCATION	Virtual Teams
BOARD MEMBERS VOTING	Erik Axter, Lisa Kang, Erin Lavin, Stephen Lan, Sonia Sarao
BOARD MEMBERS NOT IN ATTENDANCE	Mckenna Krueger
OTHERS IN ATTENDANCE	
SCRIBE	Stephen Lan

AGENDA:
<ul style="list-style-type: none"> ● Common Property Management <ul style="list-style-type: none"> ○ Sign installation ○ South Park communication (Tree Stump & Cottonwood) ○ Landscaping Volunteer Day ○ Street light research and next steps ● Budget Update <ul style="list-style-type: none"> ○ Dues ○ Communication on late dues ● ACC <ul style="list-style-type: none"> ○ Property line research on Olberg house ○ Next steps with Attorney (Dean Pody) <ul style="list-style-type: none"> ■ Middle housing ■ Bylaws & Declarations re-write ● Federal Tax Filing ● Read minutes -
ACTION ITEM UPDATE:
<ul style="list-style-type: none"> ● 4.1.2025 Meeting Action Item Updates <ul style="list-style-type: none"> ○ Park Sign Purchase (Erik): Completed, should all be installed by this weekend. ○ City of Bellevue call on walkways (Erin): Erin talked with Jared. Suggestion was that we find a smaller company off of a smaller app, find a company that is hungrier to negotiation. Instead of cutting concrete and digging out roots, why not build a ramp (fill in gaps) / smooth out with cement. <ul style="list-style-type: none"> ■ Action - Erin to get a quote from smaller company and negotiate around options such as fill/ramp

- Norwood Swim Club Budget & Plan (Erik & Han-Shin): No response from NSC. Communication happened. NSC responded and looked forward to connecting with Han-Shin.

BUDGET UPDATE:

- 23 houses are pending - have not checked PO Box recently
- Reminders were sent out
- **Action Item** - Sonia will list out the homes that are now in penalty, after checking the PO Box. Board will divide up list to follow-up
- Have not received checks from real estate sponsors - removing webpage until paid
- **Action Item** - Sonia to check PO Box to see if the Prosser house has closed and the outstanding dues payment has been paid
- Awaiting for Norwood Pool on rent

AGENDA NOTES:

- Stephen read notes - Erin and Lisa approved
- Discussed action items
- Street lights - City won't do it for free, NV would have to pay for the trenching. Erin to circle back with Cherry, as a follow-up from annual meeting.
- Landscaping discussion
 - Lorb has started back up landscaping - expect \$170 every other tuesday
 - Communicated with Brian from other community that we aren't interested in removing the stump nor addressing Cottonwood. Brian communicated he may explore quotes on his own.
 - Landscaping volunteer day - Lisa proposing 6/21 @ 9am - Consider having projects are picked out already - coffee/donuts;
 - **Action Items** - Erik to send an email announcing the date; Lisa to determine what projects are needed; Explore dump haul need
- Federal Tax Filing - We have filed federal taxes. We're a nonprofit with revenue under \$50K. Any revenue we bring in we spend. We authorize it's the same situation and it took Erik 5min what to do. Form 990N.
 - **Action Items** - Erik to document the process and add to the annual calendar.
- ACC
 - Property line research on Olberg house
 - The path to the small park next to the Olberg house is actually on Olberg property. Olbergs will build a new access point to the park - they are open to making it nicer.
 - **Action** Erik to better understand the plan and document the agreement
 - Next steps with Attorney (Dean Pody)
 - Reviewed feedback on all of our documents and provided feedback - our bylaws and declarations are outdated, very difficult to enforce, and the state will have more contemporary laws that will be more enforceable if we don't update our bylaws.

- \$8000 advance to get a place in line. \$8000 delivery of new bylaws and declarations in 2026.
- Don't want to create new rules. Want to stay consistent and build on what we have - e.g. single family homes + 2nd story size limit; If we declare anything new we have to get super majority vote of our neighbors vs a simple majority.
 - Without doing this we can't enforce ACC regulations.
 - Goal: Replace covenants, bylaws, modernize, keep the same intent but want to build on it; enforceability
 - Thinking ahead on how this positions us with the pool
- **Action** - Erik to communicate update in email.
- Middle housing -
 - Pody: because we have documented precedent, we are protected from whatever is coming down the road with middle housing.
- Bylaws & Declarations re-write
 - Erik gave an ACC update
- **8:43 pm conclusion**