



Linna Ritch <linnaritch@gmail.com>

## HOA Meeting Minutes - August, 28, 2025

**Bennett Rd HOA Manzanita Court** <bennettroadhoa@gmail.com>

Fri, Aug 29, 2025 at 6:45 PM

To: Bennett Rd HOA Manzanita Court <bennettroadhoa@gmail.com>

Cc: smagmac <smagmac@aol.com>, Kim Yanak <kmarboe@yahoo.com>, Linna Ritch <linnaritch@gmail.com>

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Thanks to all those that attended the HOA Meeting on August 28, 2025 @ 7pm. We sincerely appreciate your participation!!

It was a productive meeting and apologies for the abrupt ending when we ran out of Zoom time.  
The meeting was recorded and is located here: [video1198484583.mp4](#)

### Properties represented at the meeting (63%):

<u>Address</u>	<u>Lot #</u>	<u>First Name</u>	<u>Last Name</u>
20 Manzanita Drive	27	Shelly & Ron	Magnuson
23 Manzanita Drive	14	Luz & Roger	Whitley
36 Manzanita Drive	25	Linna & Rusty	Ritch-Kulp
52 Manzanita Drive	23	Kim & Paul	Yanak
78 Manzanita Drive	19	Carrie	Campbell
89 Manzanita Drive	10	Jodie & Kenny	Gatto
110 Manzanita Drive	20	Beverly	Peters
111 Manzanita Drive	9	Bernice & Dale	Montz
142 Manzanita Drive	21	Alissa & Richard	Senyittco-Carlson
149 Manzanita Drive	4	Sandi & Randy	Green
170 Manzanita Drive	22	Christine & Carrie	LeBreton-Ford
181 Manzanita Drive	2	Jaime & Kerry	Minnock
186 Manzanita Drive	24	Cheryl & Pat	Trentman
32 Honeycrisp Lane	16	Daryl	Shelby
14 Jonagold Lane	11	Alexandra & Clayton	Watkins
17 Pippin Lane	7	Byron	Schmidt
29 Honeycrisp Lane	15	Ashely & Michael	Hansen

### Properties absent from the meeting (37%):

<u>Address</u>	<u>Lot #</u>	<u>First Name</u>	<u>Last Name</u>
135 Manzanita Drive	8	Kathleen & Ellis	Nierenberg
163 Manzanita Drive	3	Maryna & Ihor	Holovanova-Antonov
204 Manzanita Drive	26	Leslie & Eric	Kraft
205 Manzanita Drive	1	Lee & Victoria	Medina
16 Honeycrisp Lane	13	Julie	Mayhew
11 Jonagold Lane	12	Chelsea & Derrick Holm	Marie & Mark Jensen
27 Jonagold Lane	17	Sergey V	Krasnovsky
28 Jonagold Lane	18	Jaida & Robert	Hameister-Kimmerer
32 Pippin Lane	5	Grace & Peter Kim	Lisa & Tim Shin
39 Pippin Lane	6	Connie & Mike	Hendrickson

The meeting started with PSA's and reminders (previously sent via email) from HOA President, Shelly Magnuson.

- Please slow down! Cars are driving too fast on Manzanita Drive. We have children at play, people walking or bike riding, walking their dogs, etc. For STRs please make sure to mention this in your welcome packet.
- Thank you to those that have reached out about fencing and sheds prior to installation to make sure their plans are in compliance with the CCRs.
- Landscaping - weed control and keeping properties maintained per the CCRs.
- Christmas lights should not be up all year, they should be removed by the end of January.
- Party lights should not be ON all night or 24x7. Please turn them off for others to enjoy the beauty of the night sky.
- Exterior lighting - Fixture should be indirect (pointing down, shielded or frosted glass)
- Those in non-compliance with the above will be notified.

## **Financial Reports:**

- Kim presented the 2022-25 financials that were shared in the Agenda along with the 2025 Budget.
  - Annual income from HOA dues is \$7,155.
  - Of note was the expenses incurred in 2024 were the highest that we've experienced due to the Main irrigation valve line needing repeated repairs.
  - Luz inquired on a minimum retainer balance. The Developer, Insurance and Legal advisors did not express this requirement and neither did Chase Bank.

## **NEW Mailing Address:**

- **Lake Chelan Mail Boxes - Box #202**
  - 246 W. Manson Hwy, #202, Chelan, WA 98816

## **Housekeeping:**

- The backflow Services that we've handling the last 2 years will be added to Section 5 - Utility Covenants

## **Irrigation System Open/Close Blowout Services:**

- **A proposal was made and approved for the Open/Close of the irrigation system.**
- This service will be handled similar to the Backflow service, and will be performed and paid for out of the current HOA dues everyone pays now. Currently \$265 per year and due by the end of February each year.
  - This will be documented in Section 3.10 to include irrigation system blowout in current annual HOA fees.
  - DIY'ers or those that wish to use their preferred provider, can do so but the service must be coordinated to be performed on the same day the HOA has the service scheduled. If you use a preferred provider, payment for their services is your responsibility.
    - Daryl inquired about responsibility if there's problems or breakage over the winter. The responsibility for any repairs remains with the property owner as it currently is and has been, with no coordination in services when closing the system. We're simply coordinating the service at a reduced fee and that fee is being paid with your HOA dues instead of an added expense.

## **STR's were discussed:**

- Problems:
  - Parking in the street when renters show up in multiple cars. Sleeps 8 = 4 cars only.
    - The county specifies that sufficient OFF STREET parking, which is at least ONE vehicle per bedroom keeps renters from parking in the street.
    - This also includes boats, trailers, etc. No parking on easements.
    - Overnight occupancy is no more than 2 persons, which includes, babies and children per bedroom overnight.
  - Foul language and noise after 10pm disturbing neighbors.
- Discussion was clear that many opposed the elimination of STRs.
- STRs are not defined in our current CCRs as allowed or disallowed. The allowance of STRs needs to be documented. Here are some basic details we will add to the CCRs:
  - STRs must be in compliance with Chelan County regulations and a copy of the PERMIT for the STR property should be on file with the HOA.
  - The STR sign must be clearly visible.
  - Rentals and their guests must comply with the CCRs of our community. Please share our community rules in your Welcome packet.

## **NEW OFFICERS:**

**Thank you to those who graciously volunteered to take HOA Board positions!! WE APPRECIATE YOU!!**

None of the volunteers were opposed and a plan for installment in their positions will be forthcoming and timing looks to be early October.

- Daryl Shelby, President
- Byron Schmidt, Secretary
- Clayton Watkins, Treasurer

Shelly and Linna will remain as board advisors as necessary.

**Thank you all for your participation!**

Bennett Road HOA

Shelly, Kim and Linna