

Highland Groove Homeowners 2026 Annual Meeting

June 9, 2025 - 6:00 PM @ Duvall Library

Attendance 10 of 30 houses (Lot 4, 5, 7, 14, 16, 21, 22, 24, 26, & 30 – THANK YOU!)

Board Members present: Steve Schommer & Charlier Webster

Temporary appointed Board Member: Jennifer Walter

Informational links for documents: <https://www.highlandgrovehoa.com/document-list>

NOTE: 2026 Annual HOA dues are due by June 30th to avoid late fees.

You can pay via check, Zelle or PayPal

Agenda topics:

#1 Financials

2025-2026 Annual expenses were mailed out with \$200 annual bill due June 30th.

As of this meeting, 18 of 30 houses have paid.

Items to note:

The insurance costs presented in mailing, in reality went up ~\$500.

Current balance covers this insurance rise without having to change annual bill.

New additions to the finances are website and domain costs.

#2 Kate Murphy resigned approximately six weeks prior to meeting.

Jennifer Walter was contacted with interest shown at last year's meeting and appointed temporarily to board.

New topics/concerns/questions:

#1 Question - What all does the insurance cover?

Answer: Any homeowner who is interested in the seeing the policy please send an email to the board at board@highlandgrovehoa.com to request a copy.

#2 Question – What all was in the landscape charge?

Answer: The cost covered both entrances, barking, and all the trimming. There had been no formal landscape done for 1+ years. The landscapers are not on a monthly schedule. The landscaper charge was a one-time charge.

#3 Question = Whose responsibility for the landscaping along Lot 8?

Answer: Only the area south of Lot 8's fence line on NE 145th Lane up to the river rock area is the HOA's responsibility.

#4 Concern - Street parking in some places makes for more of a safety issue when trying to get around when vehicles parked on the street. Specifically asking about Lot 10 or 11.

Answer: CC&R 3.4.4 - "No vehicles shall be parked over night on any street; provided that vehicles owned by guests may occasionally be so parked." There is no specific mention in the CC&R's about daytime street parking.

REMINDER TO ALL LOTS: Please be aware of any line-of-sight or blocking issues where you park your vehicles.

#5/6 Topics - Speed in neighborhood/New child signs requested. A "No through traffic" sign was recognized as installed by the City of Duvall at our north and south entrances. People were grateful (Thank you for pursuing through City of Duvall Public Works ~ Lot 7).

The speed limit in Duvall, unless otherwise posted is 25 MPH.

Some saw an improvement, some saw none, some didn't see enough improvement.

Concern in the room is that people drive too fast still in the neighborhood.

Deliveries, bus drivers, etc...all too fast.

Suggestions given were to get numbers off of buses, etc and call the school or company to complain about specific drivers.

Suggestion that there is a place to give feedback to police.

Request for new child signs in the street – board will look into this option.

The Board cannot condone putting the new child signs in the middle of the street as the street is owned and managed by the City of Duvall as a Public Right of Way.

REMINDER TO ALL LOTS: Please note if you live in the neighborhood, don't speed & let all your visitors know please do not speed. Help keep our neighborhood streets safe.

#7 Question - Can one homeowner have the email list and send a letter to all the other homeowners (specifically about the speeding)?

Board will look into a way to post to the community on the website. The HOA email list is maintained and managed by board. For privacy that list is not public and is for use by the HOA Board.

#8 Topic – Request for all houses along 275th PI NE to please trim back your tree overhangs.

#9 Topic – Tree issue (dying plumb trees) from 2025 discussion continued.

Plumb trees all look to different levels of health (some complete missing, some overly trimmed). To make a united look would take everyone replanting. That cost would be on homeowners. Present Architectural Committee entertained meeting to discuss approved tree list (other than just plumb trees).

REMINDER TO ALL LOTS: When changing the look of your house, you are supposed to request in writing to the Architectural committee via acc@highlandgrovehoa.com

Architectural Committee Member present: Jennifer Walter & Cynthia Schommer

Architectural Committee Member absent: Josh Mosser

#10 Question – Can these meetings be on Zoom?

Concept received, but it is difficult for such a small community. The current board would request someone else take on all the setup and running of such an option. In person meetings do provide more focus and healthy discussion.

#11 **REMINDER TO ALL LOTS:**

Keep yards maintained.

Keep berms clean.

Please promptly bring up your bins on garbage day.

The board will meet to discuss how to enforce items & the CC&Rs .

#12 Question – A lot owner asked what happened to the Volunteer committee discussed at last years meeting?

The lot owner wanted to know who volunteered to create this committee. The board did not identifying individual volunteers. No committee was ultimately formed.

Board will look into a way to post to the community on the website – but the issue is again privacy as the web site is public. Any homeowner is welcome to take on such a task and create such a committee.

#13 Topic – Street facing fences – missing and damaged boards

It is up to the homeowner to keep up the condition of their fences in accordance with the CC&Rs.

Meeting ended at 6:45 PM

The board would like to thank those that did attend. There was much more neighborly discussion this year. We encourage those that didn't attend to please attend any future annual meetings.