



Songbird HOA
10013 NE Hazel Dell Ave, #226
Vancouver, WA 98685

UNADOPTED MINUTES

Board of Directors Meeting
Tuesday, July 8, 2025

- I. The meeting was called to order by President Kyle Bisch at 7:09 pm
- II. In attendance were Pres. Kyle Bisch, Vice-President Jessica Arias, Secretary Sharleen Rainville. A quorum was achieved. Also attending were homeowners Claire Nickleberry, Kerry Cummings, Nancy and Cemal Duyar.
- III. **APPROVAL OF THE MINUTES**
 - a. The minutes from May 13, 2025, were approved as presented.
- IV. **APPROVAL OF THE AGENDA**
 - a. No changes to the order of the agenda were made.
- V. **HOMEOWNER FORUM #1**
 - a. Who is responsible for the strip between the sidewalk the street? A reading of the ByLaws confirms that each Homeowner is responsible for that strip. City of Vancouver DOES NOT recommend box elder maple trees due to a box elder bug.
 - b. What would happen if the HOA was dissolved?
 - c. Skunks are a problem. There were two at Kerry Cummings home and at one time up to 8. He has done some research and has found these suggestions: keep cat and dog food inside as it attracts skunks as does bird seed, check under sheds for skunks, be careful that skunks cannot gain access to underneath your home. Check your ventilation grates to be sure they are secure.
- VI. **OLD BUSINESS**
 - a. The work toward a website is ongoing.
 - b. Private driveways: the research is ongoing
 - c. Songbird officer emails: the work is ongoing
 - d. The homeowners master list is complete

- e. The feasibility of using a remote platform to make meetings accessible was discussed. Jessica will research and bring back a report.

VII. HOMEOWNER FORUM #2

- a. No comments

VIII. TREASURER'S REPORT

- a. Treasurer Dave Aberle could not attend the BOD meeting. He will file his treasurer report as a separate document which will go out with the minutes
- b. There are two remaining homeowners who have not yet paid their annual dues. They are accumulating late fees
- c. Bank of America is now permanently closed.
- d. Umpqua now has:
 - i. Business Checking with a current balance of \$719.83 after current expenses
 - ii. Money Market has a current balance of \$17,044.02
- e. Insurance will now be paid annually and will be approximately \$640. This is slightly more than it has been.
- f. July saw a landscaping repair expense of \$525.24 to repair:
 - i. 4 broken sprinkler heads
 - ii. Replace one of our two Rain System control boxes which had died

IX. NEW BUSINESS

- a. ARC: Treasurer Dave will head this committee. Responses from our email solicitation were not overwhelming. Homeowners Nancy Duyar and Claire Nickleberry volunteered as did Cemal Duyar, Jessice Aria and Rhonda Johnson.
- b. VicePresident Jessica presented the results of her research into the question about dissolving the HOA. WA state law requires that 80% of the homeowners would need to vote in favor of dissolving the HOA in order for a dissolution to be achieved. Any community owned common areas would have to be transferred to a willing

recipient/s, such as individual homeowners or investors or the county. Dissolution may require significant outlay of money.

X. ADJOURNMENT

- a. The meeting was adjourned at 8:15 pm

Future Meetings

Tuesday, Sept 9, 2025, 7 pm, the home of Vice-President
Jessica Arias

Tuesday, January 13, 2026, TBD

Tuesday, November 11, 2025, TBD

Respectfully submitted, Secretary Sharleen Rainville

Attachments:

Treasurer's financial statements