



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

## **UNADOPTED MINUTES**

Board of Directors Meeting  
Tuesday, May 13, 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, Treasurer Dave Aberle, Secretary Sharleen Rainville. A quorum was achieved. Also attending were homeowners Mike Rainville and Kerry Cummings.
- III. **APPROVAL OF THE MINUTES**
  - a. The minutes from March 30, 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. President Kyle Bisch thanked Kerry Cummings for covering the graffiti on the east end of the fence.
- VI. **OLD BUSINESS**
  - a. The Songbird HOA banking has been moved from Bank of America to Umpqua. The money market account will earn 2.75% APR. Treasurer Dave Aberle retrieved all the HOA records from Bank of America before closing the accounts. He thanked past Treasurer Kerry Cummings for his great records and record keeping over many years.
  - b. The HOA mail is being sent to a box at the Ship Shop. One year has been paid with a 13<sup>th</sup> month free. Address: 10013 NE Hazel Dell Ave, #226, Vancouver, WA 98685
  - c. No change on Board email addresses at this time
  - d. Five homes have not yet paid dues. Treasurer Dave will contact these homeowners personally and alert them that the overdue fine

of \$20/month will begin being assessed beginning June 1, 2025 until the HOA fee has been paid.

- e. The HOA website is in process.

## **VII. HOMEOWNER FORUM #2**

- a. No comments

## **VIII. NEW BUSINESS**

- a. Private driveways: tabled
- b. Feasibility of Zoom or other platforms for meetings: ongoing research
- c. ARC: Dave Aberle will head up this committee. The board will be soliciting homeowners to serve with him.
- d. HOA guiding principles: President Kyle described his philosophy of the role of the Board
- e. The Board reviewed CCR 6.9. Signs may be removed from the HOA Property (at the Songbird sign and along the outside of the community) that are in violation of this CCR. Please note that two advertising signs were removed in the last month and that the BOD decided to have a policy allowing temporary open house and yard sale signs at the neighborhood entrance so long as they are removed promptly at the conclusion of the open house or yard sale. All other unapproved signs will be removed.
- f. The Board reviewed CCR 6.3, county and state regulations regarding noise. It is recommended that homeowners contact the non-emergency Sheriff's number (311) when they have concerns about activities in the community and send any board member an e-mail detailing the problem.
- g. Homeowners master list will be updated by Dave and Sharleen
- h. The insurance company that had been carrying the HOA (American Family Insurance) is no longer providing HOA insurance. We are switching to a new insurance carrier, Philadelphia Insurance Company, with a rate increase from \$540 to \$621 per year.

## **IX. TREASURER'S REPORT**

- a. All automatic payments have been switched to the new Umpqua account with the new address with the exception of the landscaping

company. They have been contacted multiple times but have not responded.

**X. ADJOURNMENT TO CLOSED SESSION**

- a. The meeting was adjourned to a closed session at 8:36

**XI. OPEN SESSION**

- a. The meeting was reconvened to open session at 9 pm
  - i. The BOD unanimously agreed that the multiple homeowner complaints for violation of CCR 6.3 are warranted. The BOD will be mailing a first notice for violation.

**XII. ADJOURNMENT**

- a. The meeting was adjourned at 9:06 pm

**Future Meetings**

Tuesday, July 8, 2025, 7 pm, the home of Vice-President  
Jessica Arias

Tuesday, September 9, 2025, TBD

Tuesday, November 11, 2025, TBD

Respectfully submitted, Secretary Sharleen Rainville

**Attachments:**

Relevant materials handout (presented at BOD meeting)

Treasurer's report (presented at BOD meeting)