

November 20, 2019: 2019 Annual Meeting Questions and Answers

1. Owners Question:

In areas where the Greenbelt (GB) has been clear cut, could WTMC purchase trees / plants for refurbishing and on Bankers Spit can we rethink the removal of the cottonwood to allow better trees to flourish?

Staff response:

Facilities Manager Gowans explained the difference between the two types of GB within WTMC, one is type belongs to the owners, but WTMC has a say in the removal of trees from them and the second type belongs to WTMC. It would be necessary to send a request to the Board with the specifics of your request. They can then determine the best course of action.

2. Owner Comment:

We have a high volume of mail theft in our area and we want to say Thank you to David Gowans for keeping the greenbelt cut back and clear so we are better able to monitor what is happening around our mailboxes.

Staff response:

Facilities Manager Gowans explained that WTMC is working on fire mitigation by clearing out the undergrowth and debris build up in the WTMC owned greenbelts.

3. Owner question:

When WTMC starts working on road repair and resurfacing, will Hidden View be notified prior to that commencing?

Staff response:

General Manager Wittmier assured the owners that we will not start that type of work without notifying the owners who will be affected by the work, particularly the Hidden View residents.

4. Owner question:

There is Ivy growth in the GB trees adjacent to Jenks Park. Can we remove it?

Staff response:

Facilities Manager Gowans explained that the trees are not a GB, but part of the park and individual owners do not have permission to do maintenance on trees in the park.

5. Owner question:

What can we do about people speeding on South Tapps? Can we have speed bumps installed? And does anyone else have trouble getting the Sheriff to respond to calls?

Response:

Pierce County Sheriff's Deputy Kelly Carolus volunteered, from his position as our security guard for the meeting to answer that question. Office Carolus explained that there is a priority on handling calls and given the small number of Deputies on each shift,

responding to speeding calls is, unfortunately, not likely to be able to be responded to very quickly. Office Carolus suggested that the owners reach out to their County Council person with their concerns to see if the Council can help with these issues, particularly the request to install speed bumps similar to those on the some of the main streets in Bonney Lake.

6. Owner question:

Is WTMC planning on working in the greenbelts to remove ivy and blackberries from the trees as well as removing the trees with root rot?

Staff response:

Facilities Manager Gowans gave information on the plan of attack with the GB in the Lakeridge 5 subdivision explain that once we have done tree removal we will be doing replanting with Fir , Cedar, Madrones native trees and Rhodes

7. Owner comment:

The improvements that Facilities Manager Gowans has made are very impressive. We thank you for your work and efforts.

8. Owner comment:

Our parks are looking very good, thank you for all your hard work.

9. Owner question:

What is the plan for removal of the milfoil in Jenks Park swim area?

Staff response:

Facilities Manager Gowans detailed the plan of installing a physical barrier to block its growth along with manual removal as the barrier is installed. We will do some experimenting to see what works for us.

10. Owner question:

With the RFID card access at the parks, will the parks be open earlier and later?

Board response:

President Bricker responded that we currently have no plans to change the hours of operation.

11. Owner question:

Do all owners pay the road assessment or only those who live on the road?

Board response:

Secretary/Treasurer Kish explained, speaking specifically about the Hidden View road fund, which was set up by the C&R's and that only the Hidden View owners must pay into that road fund. Noting that the road fund is designated for the Hidden View road and that work we have to do on any of the other six roads WTMC owns must be paid for by the maintenance reserve funds which are generated each year from the excess revenue over expense monies and deposited into our maintenance reserves.

12. Owner Question:

When will the Bankers Spit Park meeting happen concerning the leash / off leash issue?

Board Response:

President Bricker, we will try to get that scheduled in the early Spring.

13. Owner Question:

When will Lakeridge Park gate be completed?

Staff Response:

Facilities Manager Gowans reported that it is finishing up in the next two weeks.

14. Owner Question:

Where do we turn when we have homeless people living at the end of Hidden Lake?

Response:

Deputy Sherriff Carolus spoke to when to call 911 and when to call the non-emergency number at the Foot hills division of the Sheriff's office. If there is an active case of someone breaking in call 911, if you want to report homeless encampments, call the non-emergency line.