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# IHCA 2020 Annual Meeting of the Membership

## Moving Forward Together





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# Welcome



Sarah Hoey, IHCA  
Executive Director



Jim Young, IHCA  
Board President



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## Current 2019-20 Board of Directors by Districts

Dan Vradenburg  
Bryan Shiflett  
Rossie Cruz  
B.T. Shivakumar  
Jim Young  
Greg Underwood  
Ben Rush

District 1  
District 2  
District 3  
District 4  
District 5  
District 6  
At Large





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## 2020 Board of Directors Election Results

Homeowners vote for one candidate within the district in which they reside.

District 2: Bryan Shiflett

District 4: Elizabeth Parker Gregg

District 6: Greg Underwood



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## Issaquah Highlands Committees

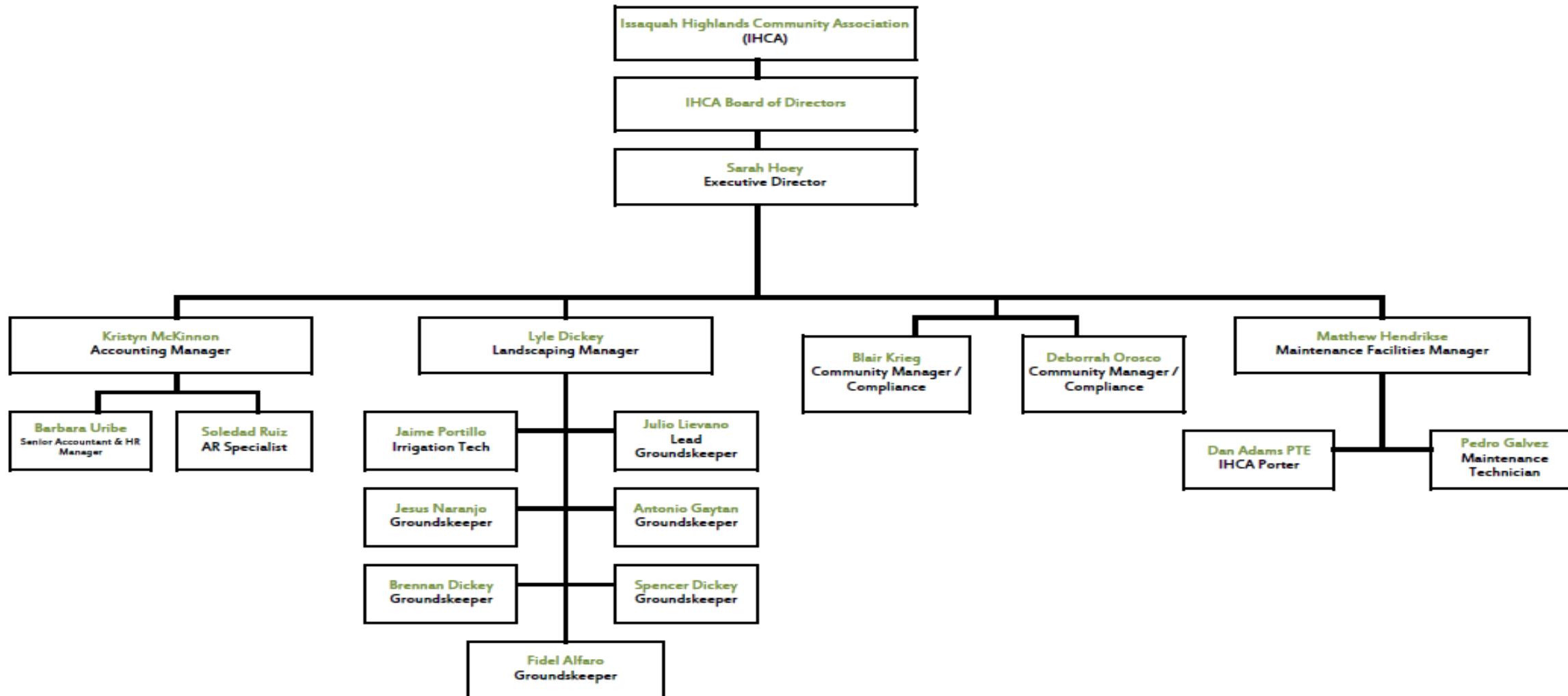
- Finance Committee
  - Reviewed financials and made recommendations to the Board of Directors.
- IHCA Architectural Review Committee
  - Reviewed nearly 250 applications for exterior building and landscape renovations and additions.
- Covenant Committee
  - Reviewed 2 homeowner compliance appeals.



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## ISSAQAH HIGHLANDS COMMUNITY ASSOCIATION ORGANIZATIONAL CHART





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# Accounting Department

Kristyn McKinnon, Accounting Manager

Barbara Uribe & Soledad Ruiz, Accounting Team Members





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## 2019-20 Actual Income/Expense Master Budget Comparisons (excludes neighborhoods) (\$000 omitted)

Item	2019-2020 Budget	2019-2020 Forecast	(+) or (-)	2020-2021 Budget
<b>INCOME:</b>				
Assessments	3,172	3,238	+ 66	3,238
Other	143	119	- 24	138
Shared cost income	163	164	+ 1	168
<b>TOTAL</b>	<b>3,478</b>	<b>3,521</b>	<b>+ 43</b>	<b>3,544</b>
<b>EXPENSES:</b>				
Administrative	1,316	1,116	- 200	1,249
Maintenance	408	356	- 52	441
Landscape & Utilities	1,467	1,433	- 34	1,554
Reserve Contribution	287	287	0	300
<b>TOTAL</b>	<b>3,478</b>	<b>3,192</b>	<b>- 286</b>	<b>3,544</b>
<b>NOI Net Operating Income</b>	<b>0</b>	<b>329</b>	<b>329</b>	<b>0</b>



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## **Fiscal Year 2019-20 Estimated Financial Results:**

- Est. FY 2019-20 Operating Surplus \$329K (excludes contingency).
- Significant cost savings due to staffing reorganization -\$103K. Reduced expenses: Rent \$31, Training \$22K, Landscape Contracts \$13K, Maint Shop \$15K, and other (net) expenses \$79K. Additional revenue generated by escrow fees on home resales, service bill backs, building violations and interest income - total \$66K.
- Reserves Funded at 100% (this means the risk of special assessment is extremely low).

## **FY 2020-21 Operating Budget:**

- Annual Base Assessments: Remains at \$936 per owner.
- Total billable units: 3,459.

# Landscape Department

## Lyle Dickey, Landscape Manager

Landscape Crew: Julio Lievano, Jamie Portillo, Jesus Naranjo, Antonio Gaytan, Brennan Dickey, Spencer Dickey and Fidel Alfaro

- 100% of landscape contracts renewed or rebid for 2020; Changes to third party vendors are effective as of July 1.
- Upgrading irrigation systems for water retention and improvements





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## Issaquah Highlands Leading the Way in Sustainable Vegetation Management

- Goat Program- Over 25 Acres;  
Open space vegetation reduction



## Landscape Management: Common Area Upgrades

### Investing Funds To Common Area Assets

- Installation of 10,000 new groundcover in the common areas this past year
- 18,000 square feet of sod replaced
- 600 yards of Bark
- 700 Trees trimmed by a certified tree arborist
- Organic pest management
- Upgrading irrigation systems for water retention and improvements
- Streetscape and park maintenance
- Tree replacement and disease prevention





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# Maintenance Department

Matthew Hendrikse, Facilities Manager

Pedro Galvez, Dan Adams Maintenance Team Members





# Maintenance Department

## 2019/20 Accomplishments

- Common area Lighting LED upgrades
- New equipment purchase created better operational efficiencies
- Continual mailbox upgrades and repairs throughout the community
- New fencing at Bark Park and the Vista Pea Patch garden
- 2019 Snow Storm – 20.2 inches with in 2 days , largest since 1969
- Power washing
- Painting
- Signage
- Park equipment, inspections and repairs

# Community Management Department

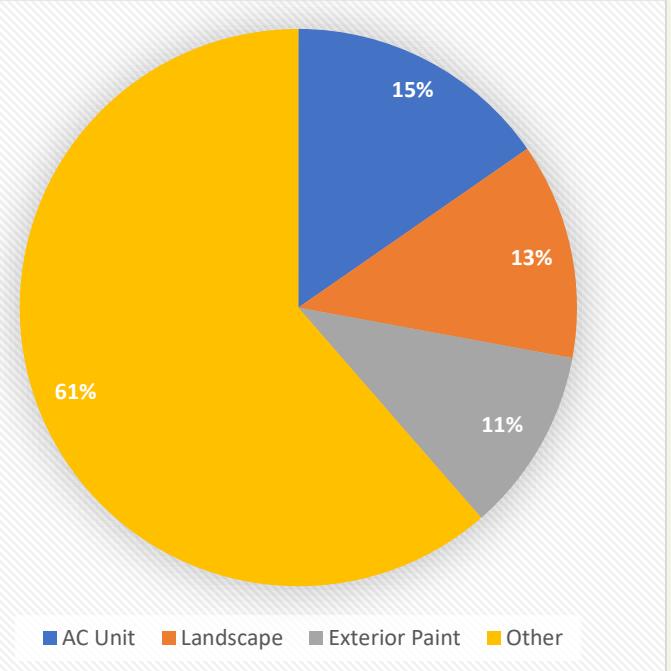
Blair Krieg and Debbie Orosco, Community Managers

- ✓ ARC application processed: **236 YTD**
- ✓ The Top 3 categories for ARC requests are AC Units, Landscape and Exterior Paint.
- ✓ Home Based Business applications: **2**

Before



After



## Community Management



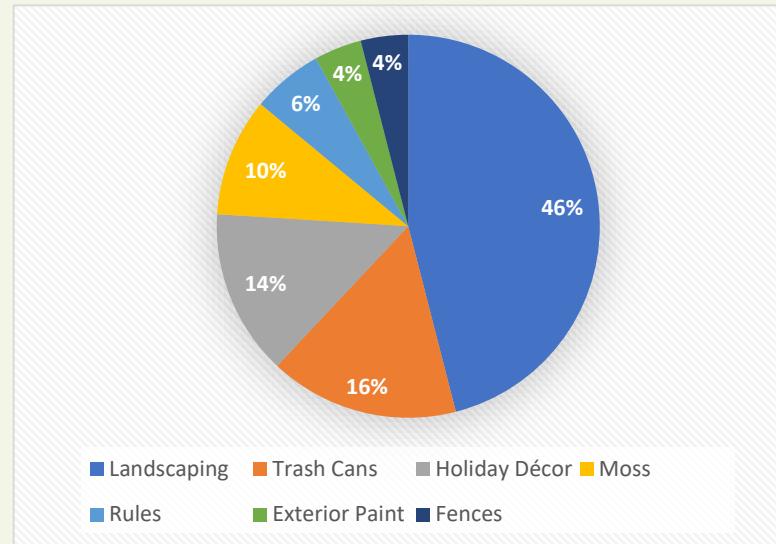
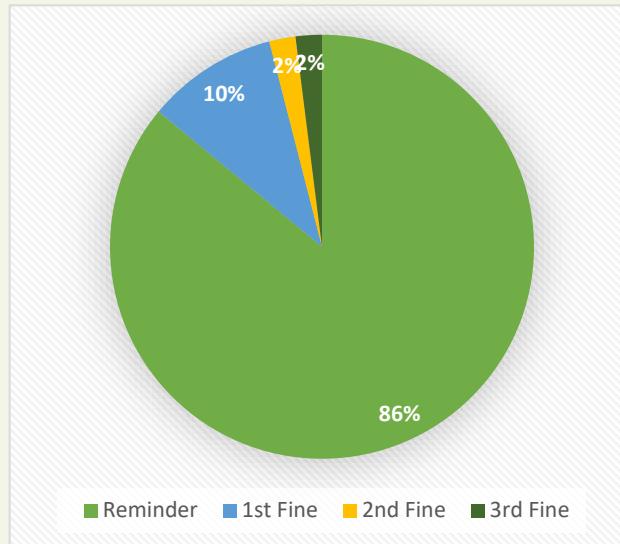
- Owner relations and correspondence
- Homeowner education through management of Ask IHCA and community emails
- Project management for 3 neighborhoods and 12 supplemental communities
- Capital reserve study annual updates
- Manage monthly Architectural Review (ARC) Committee meetings and homeowner applications
- Manage Covenant Committee meetings and homeowner appeal process
- Annual budget development for 3 neighborhoods and 12 supplemental communities
- Manage building envelope inspections for supplemental communities
- Manage online voting for IHCA BOD elections annually
- Complete monthly management reports
- Complete welcome packets to all new homeowners on behalf of IHCA, HFN and Highlands Council
- Monthly Connections content, website updates and social media posts with HC
- Coordinate and attend neighborhood and supplemental committee meetings
- Approve payment of monthly invoices for services performed by third party vendors
- Perform compliance site visits and processing



## Education Through Covenant Site Visits and Compliance Notices

Through Connections articles, email correspondence, and site visits, we are committed to helping homeowners understand the importance of the Community Wide Standards and how their individual efforts enhance our community.

- ✓ There are 3459 homes in the community, on average 1% of homes receive compliance notices each month.
- ✓ The Covenant Committee reviewed 2 homeowner appeals between July 2019 and May 2020.





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## Architectural Control: Development

Taylor Morrison production home builder: Westridge Total number of units: 413, total units sold to date 151, 262 units remaining to be constructed.





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## Alexan Apartments on High Street: 130-unit apartment complex



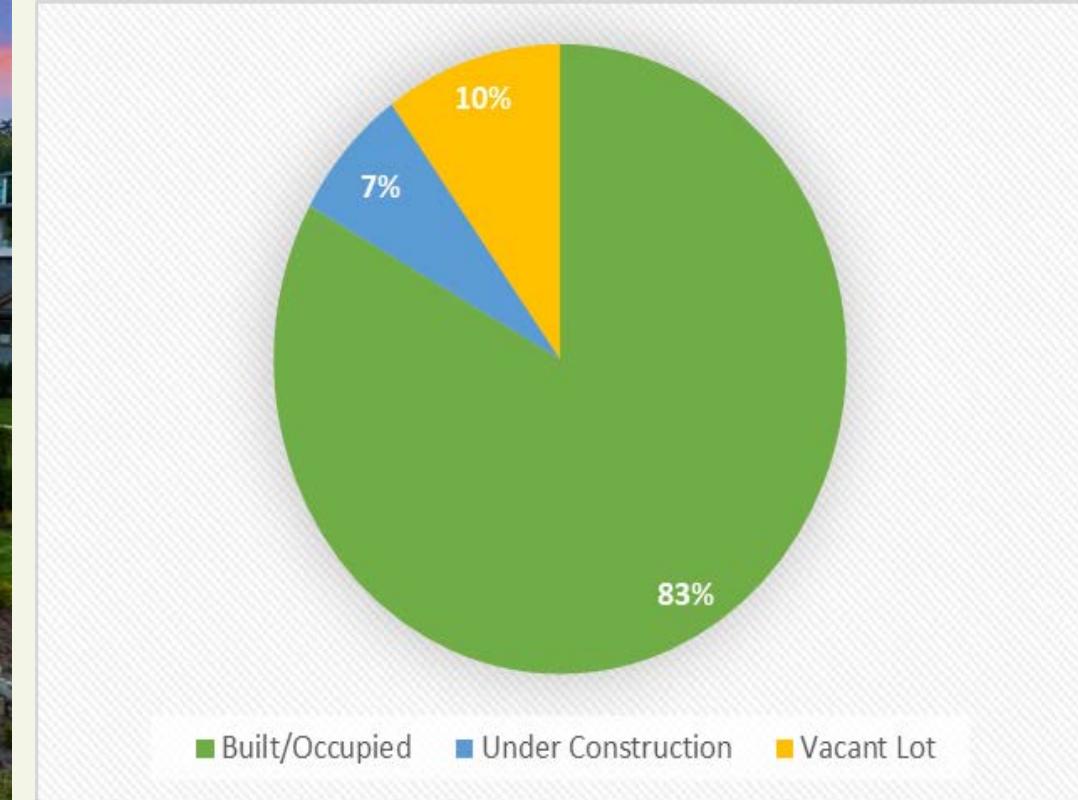


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# Custom Architectural Control

## Harrison Street and Grand Ridge Drive Custom Home Construction





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## IHCA Community Partners

- Highlands Council, High Fiber Network (HFN) and Regency Centers for Grand Ridge Plaza
- City of Issaquah: Public works, Engineering, Traffic, Development and permitting departments, IPD, Mayor's office, etc.
- King County : Public Health and safety, Animal Control, Development and Permitting, and Metro departments, etc.
- Washington State
- Federal



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## VOLUNTEER OPPORTUNITIES

- Importance of volunteerism to community
- How to customize your volunteer time
- Opportunities available
- How to get involved





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*Thank You For Your Attendance  
This Evening.*

