

Agenda for Sept 19th, 2023 Canterwood Community Meeting*

*This meeting is not authorized by the Canterwood HOA

5:30 PM – Welcome/Introductions

We would like to keep this meeting to no more than 1.5 hours. Wrap-up by or before 7:00 PM
There is a scheduled follow-up meeting next Tuesday, Sept 26th at 5:30 PM if warranted.

ISSUES / TOPICS

1 Peacock Hill Gate

2 STEP – Who pays for the STEP septic system repairs?

3 Storm Drains and Retention Ponds (Example: Nuthatch Park Pond)

#4 HOA – Ins and Outs

5 Gig Harbor Annexation – What does it mean for Canterwood

6 John Morrison's 40 Acres

John Morrison

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John Morrison, with years of development history and known to many as the original developer of Canterwood, was hired to visualize, develop, and oversee the Canterwood development that opened with the first lots for sale in 1988. John and his wife Ronnie raised their 3 children in Canterwood.

Today, John and Ronnie spend their time between Arizona and Washington and became homeowners again in August 2021, purchasing a lot, and last year, 2022, purchasing a first fairway townhome. Homeowners again in Canterwood.

Mike Wilson

Mike worked in city, county, and government for nearly 40 years, including state government: the State Attorney General's Office, and Dept. of General Administration; county government: as former county administrator of Clallam County and Cowlitz County; and city government: as city manager/administrator of Gig Harbor, Sumner, Sammamish and interim manager of Sea-Tac. He was Gig Harbor City Administrator from 1985 to 1992 (worked with three different mayors) and worked on many annexations and the extension of sewer services to Canterwood and north to Purdy. Also served as the President of the Washington City/County Management Assn.

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1 Peacock Hill Gate How could the desecration of the Peacock Hill entry gate have happened?

- Canterwood Development offered the HOA to purchase, and the HOA Board declined.
 - According to the 1996 Resolution with Canterwood Development, the Peacock Hill Entry Gate area, Lot #2, was an HOA common area, not meant to be sold.
- Eyesore: How is the Board of Directors resolving this?

2 STEP Who pays for the STEP septic system repairs?

- Canterwood HOA has no responsibility to residents for the STEP maintenance and repairs/failure
 - Incidentally, well water #5 failure and repair; Luckily, Canterwood Water is now owned and managed by Peninsula Light. The well failure was caused by an unpredicted geological event that compromised the well. The repair costs were \$500,000+

3 Storm Drains and Retention Ponds (Example: Nuthatch Park Pond)

- The storm drains were designed by hydrological engineers. Their design was thoroughly vetted by Pierce County and WA Department of Ecology. After years of neglect, the 2023 Reserve Fund Budget and Study Budget newly completed research calls for a \$4.9 million replacement and \$1.5 MM for annual repairs.
- An example of this neglect is located at Nuthatch Park and several other retention ponds around the neighborhood.

4 HOA Ins and Outs

- Why aren't there term limits for HOA board members?
- Severe lack of reserve funds as noted in the 2023 Reserve Fund Budget and Study Budget
- Canterwood is a 35+ year-old community, and the HOA dues are seriously insufficient.
- The HOA Reserve Study document is available on the website's Canterwood HOA Members Only section.

5 Gig Harbor Annexation – What does it mean for Canterwood

- Mike Wilson was the Gig Harbor City Administrator from 1985 to 1992
- Mike will discuss the history of the infrastructure of Canterwood and its relationship with the City of Gig Harbor.
- The financial advantages to being part of the City of Gig Harbor.
- Urban Growth Areas (UGAs) – The Growth Management Act has already identified Canterwood for annexation and included it within the Gig Harbor UGA.

6 John Morrison's 40 Acres

- The 40-acre lot development could be low density by all standards, mirroring and extending Canterwood by creating 1/2 acre wooded lots with amenities like parks, common areas, tennis/pickleball courts, and walking trails for the whole community.
- With direct access through Canterwood the additional lots would be contributing to the Canterwood HOA annual budget.
- By allowing access to the 40 acres the Community of Canterwood can control what the development would look like vs. it being sold to a large high-density development company like DR Horton.
- John Morrison will donate \$1 million to the current Canterwood HOA reserves in exchange for physical access through Canterwood and expand the Canterwood Community and provide additional amenities.
- UGA (Growth Management Act), has already identified Canterwood for Annexation so why not get out in front of the issue.
- The best outcome for homeowners: Preserve Canterwood and the surrounding area, including the 40 acres.